

ITEM 12:

Consider whether an approximately 31.29-acre private overhead electrical transmission line easement, and a 0.03-acre temporary construction easement within the Hilochee Wildlife Management Area and Tenoroc Public Use Area is consistent with the Board of Trustees' Linear Facilities Policy.

LOCATION:

Polk County

Sections: 12, 14, 25, 26, 30 & 35 / Township 27S / Range 24 & 25E

APPLICANT:

Duke Energy Florida, LLC

DSL STAFF REMARKS:

As part of the Polk County Reliability Enhancement Project, the Applicant has requested this easement to construct, operate and maintain a new overhead 230-kV electrical transmission line from the Osprey Substation located on Derby Road in Auburndale, to the existing Kathleen Substation located on U.S. HWY 98 N in Lakeland. If approved, the proposed easement will be issued for a term of 50 years. The temporary construction easement needed for an area to pull the wire will be issued for a term of two years.

Hilochee Wildlife Management Area, acquired by the Board of Trustees (BOT) with CARL funding in 1995, is managed by the Florida Fish and Wildlife Conservation Commission (FWC) under Lease No. 4066. Tenoroc Public Use Area, acquired by the BOT in 1982 as a donation, is managed by the FWC and Florida Forest Service (FFS) under Lease No. 3570. FWC provided a letter of no objection for the easement request on January 30, 2023, and FFS consented to the request in an e-mail dated January 31, 2023.

The Division of Historical Resources (DHR) reviewed the project, and in a letter dated February 21, 2023, required that ground-disturbing activities involving trenching be monitored by someone that has completed the Archaeological Resource Management training program and that the monitor submits appropriate monitoring forms to DHR when monitoring is complete.

Avoidance:

Alternate route locations for the transmission line were considered. The efforts considered applicable factors including, but not limited to, safety, costs, alternative routes, long range planning, environmental considerations, impacts to population centers and other developed areas. The Applicant made conscious efforts to avoid impacts to state owned land in the selection of the final alignment of the proposed facilities. It was not possible for the Applicant to avoid crossing state owned land.

Minimizing Impacts:

The requested easement will not impact the current management or recreational activities. Adverse impacts to existing infrastructure, operation, and/or public use of adjacent state lands are not expected as a result the proposed easement. The requested location has the least impact possible to state owned land, residents, wetlands, wildlife and historic resources and has been co-located within existing roadways and infrastructure as much as possible.

Gopher tortoises have been observed within a portion of the requested easement area. The Applicant will be required to conduct a survey to identify any tortoises within the requested easement area and relocate them prior to any construction activities. The Applicant shall coordinate with FWC to relocate any impacted tortoises, at the Applicants expense.

Compensation:

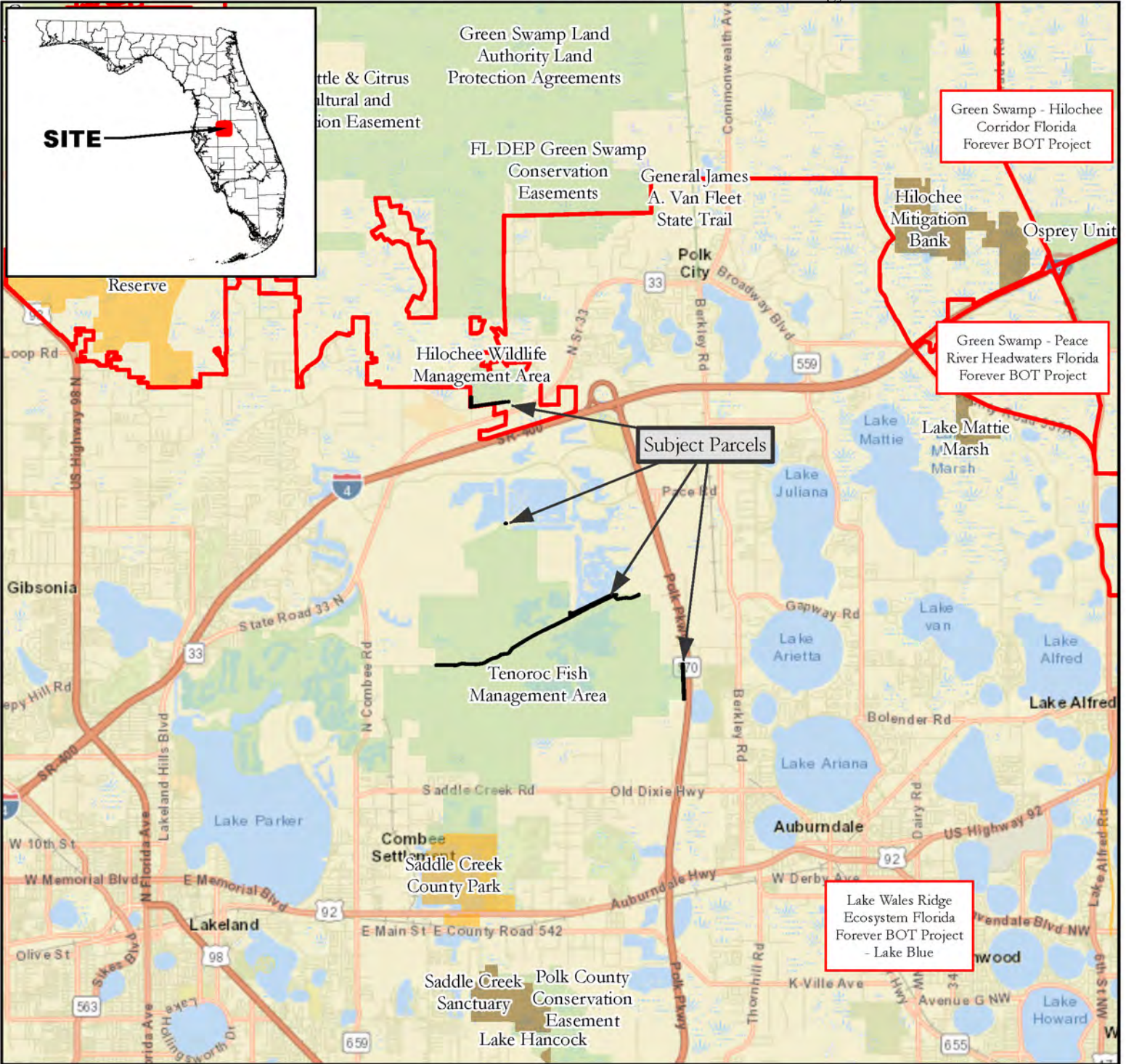
An easement fee will be paid by the Applicant based on the appraised value. Pursuant to section 253.02(4), Florida Statutes, replacement lands shall be sought by the Applicant at 1.5 times the size of the easement area. If replacement lands are not available or are un-obtainable, the Applicant will pay to the applicable land manager, an amount equaling two times the appraised value of the easement area.






DSL STAFF RECOMMENDATION:

Approve the easement.

ARC RECOMMENDATION:

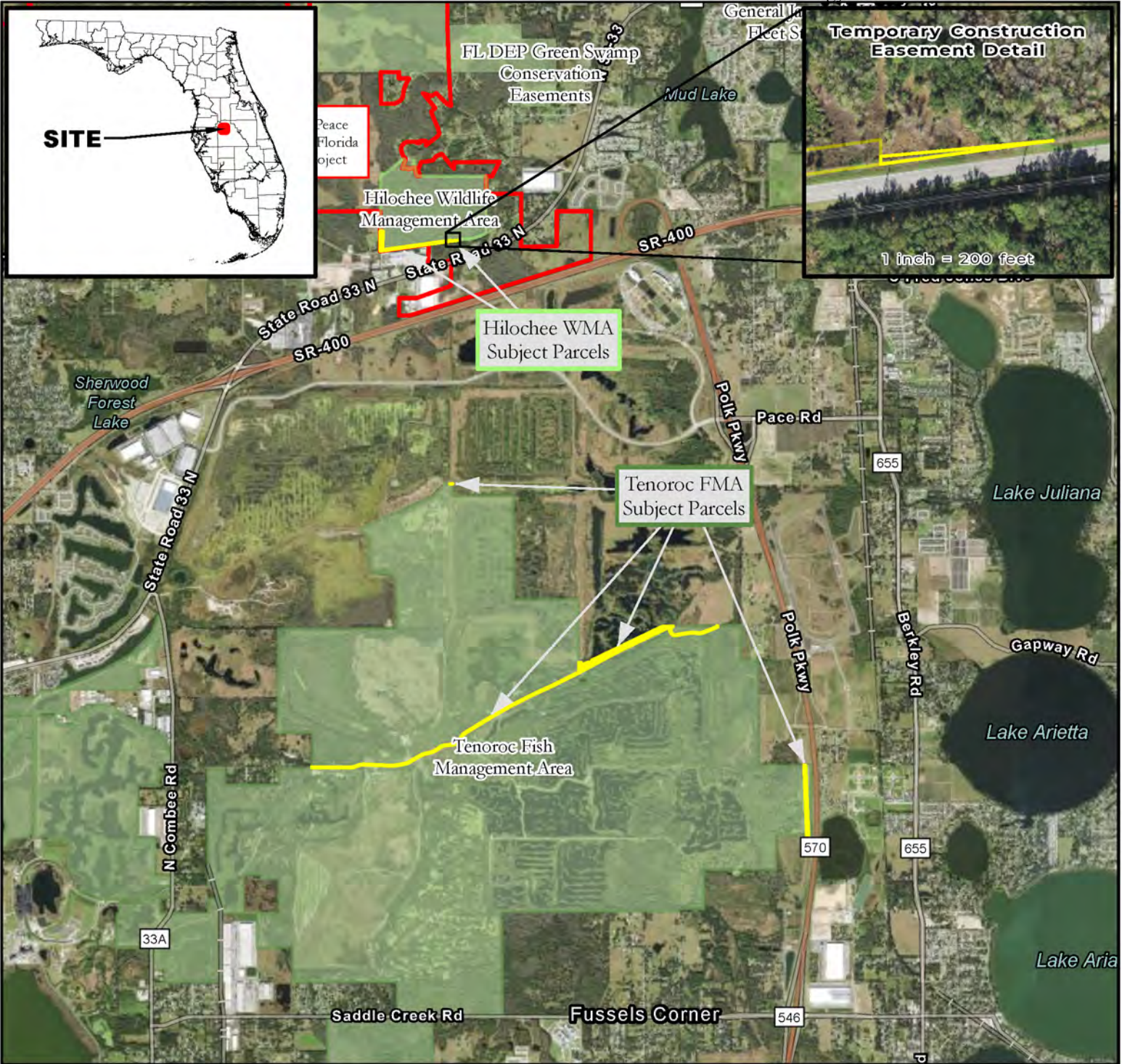
- APPROVE**
- APPROVE WITH MODIFICATIONS:** _____
- DEFER**
- WITHDRAW**
- NOT APPROVE**
- OTHER** _____



-  Subject Parcels
-  Florida Forever Project Boundaries
-  State Managed Conservation Lands
-  City/County Managed Conservation Lands
-  Private Managed Conservation Lands



Easement No. 33498
Polk County, Florida

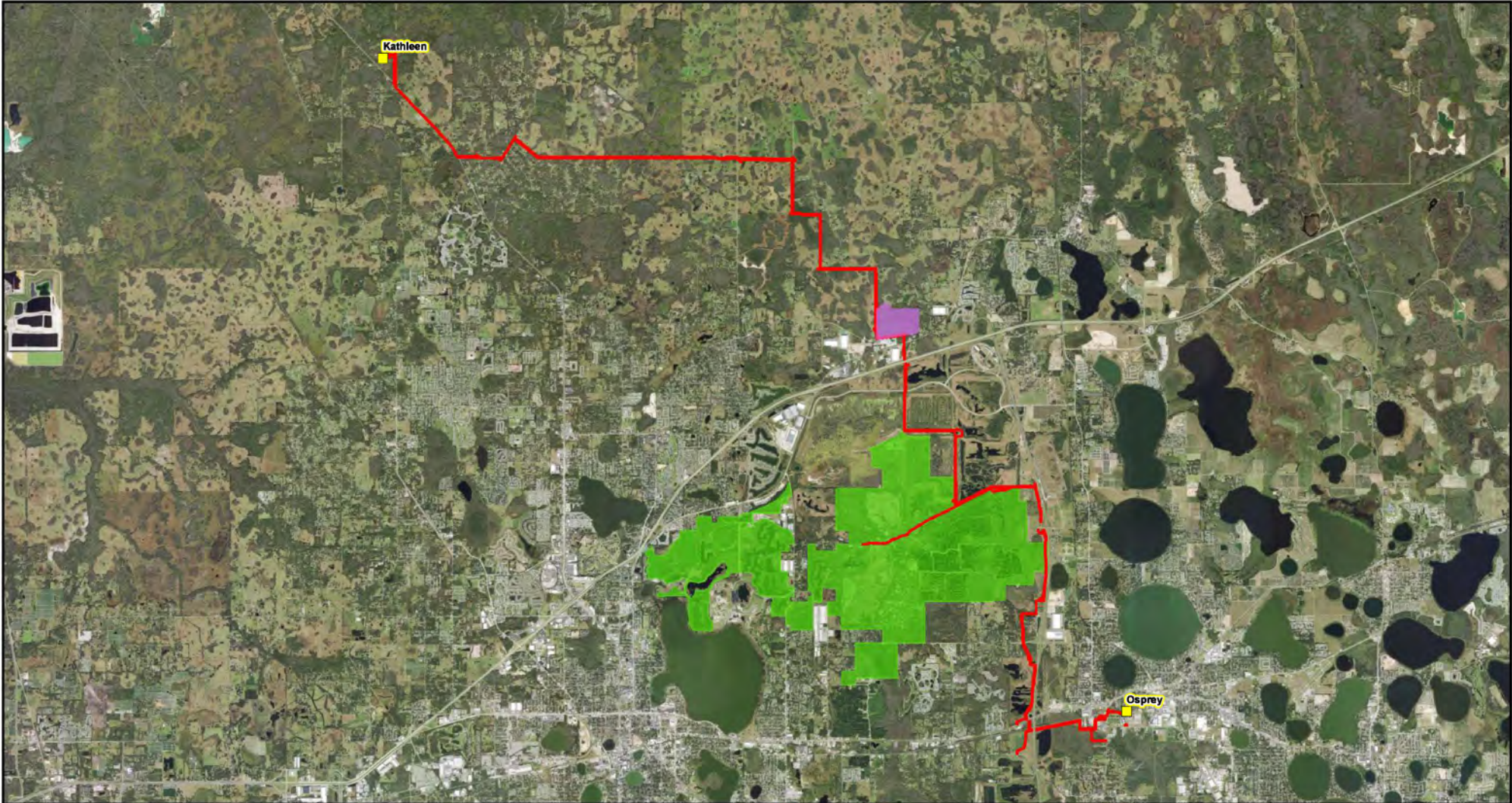


- Subject Parcels
- Florida Forever Project Boundaries
- State Managed Conservation Lands



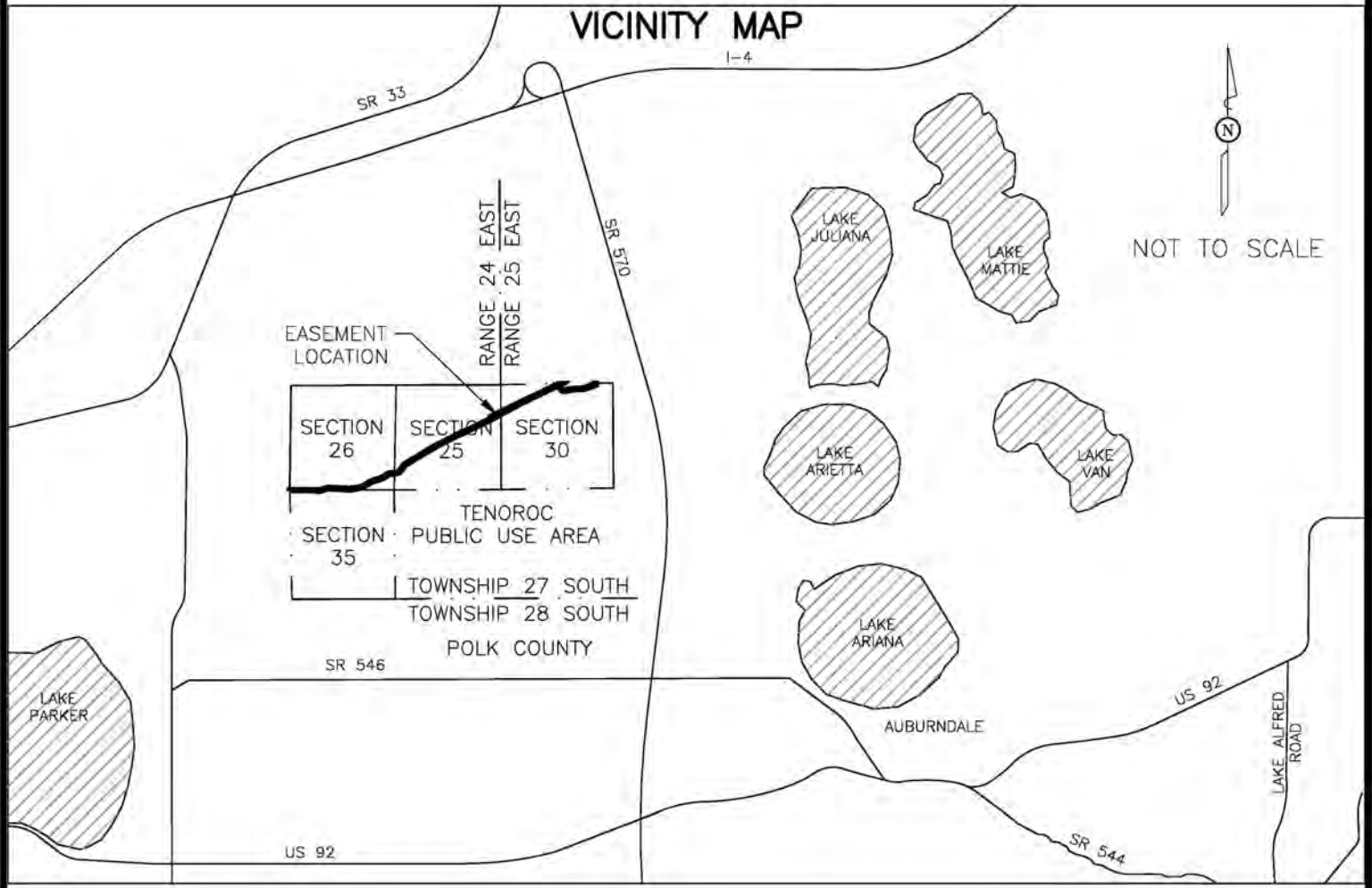
Easement No. 33498

Polk County, Florida



<p>0 9,000 1 in = 9,000 feet</p>	<p>OSPREY-KATHLEEN 230kV TRANSMISSION LINE DUKE ENERGY FLORIDA</p> <hr/> <p>POLK COUNTY, FLORIDA</p>	<ul style="list-style-type: none"> ■ Substation Transmission Corridor Hilochee Tenoroc 		<p>AERIAL MAP</p>	
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F:\0001PSP\318-Calyce Osprey Plant - Kathleen Substation 230 kV Line\GIS\BP AERIAL OVERALL_02120022.mxd



Gregory A Prather
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**BSM
APPROVED
BY GARY TEW**

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BY GARY TEW
Date: 2023.01.12
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Gregory A. Prather, P.S.M. Florida Registration No. P.S.M. 5135 DATE
Pickett and Associates, LLC Florida Registration No. LB 364

0078.1-0079.1A-SD02-OK-07272022.DWG

PICKETT
SURVEYING • ENGINEERING
3710 AIRPORT COMMERCE DR. STE. 10
LAKELAND, FLORIDA 33811
L.B. NUMBER 364
(863) 533-9095
www.pickettusa.com

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC
DESCRIPTION SKETCH
BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA
OSPREY TO KATHLEEN

550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

REVISIONS	1	07/27/22	ND
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DRAWN	CHECK	SCALE: N/A
JJC	ND	DATE: 05/25/22

WO: 27030448	Page 6 of 8
SITE: 115703	LU: SHEET 1 OF 8

VENDOR PROJECT No.	18862
VENDOR DRAWING No.	SD 6096

Legal Description:

Parcel #24-27-25-000000-014010, 24-27-25-000000-012010, 25-27-30-000000-011000, 24-27-25-000000-044010, 24-27-25-000000-014020, 24-27-26-000000-011030, 24-27-26-000000-022010, 24-27-26-000000-011030, 24-27-35-000000-011010

A portion of parcels recorded in Official Records Book 2117, Page 177, and Official Records 11282, Page 1608, recorded in the public records of Polk County, Florida, lying in Sections 25, 26, 30 & 35, Township 27 South, Ranges 24 & 25 East, being described as follows:

Commence at the northeast corner of Section 30; thence South 89°09'35" West, along the north line of said Section 30, a distance of 863.27 feet to the Point of Beginning; thence South 00°34'33" East, a distance of 56.02 feet; thence South 68°21'52" West, a distance of 546.94 feet to a point on a non-tangent curve concave northwesterly having a radius of 605.00 feet; thence southwesterly along said curve to the right through a central angle of 30°57'27", an arc distance of 326.89 feet (Chord Bearing = South 84°31'49" West, Chord Distance = 322.93 feet) to the beginning of a compound non-tangent curve concave southwesterly having a radius of 700.00 feet; thence northwesterly along said curve to the left through a central angle of 18°39'18", an arc distance of 227.92 feet (Chord Bearing = North 89°19'07" West, Chord Distance = 226.91 feet); thence South 81°21'14" West, a distance of 400.76 feet; thence South 76°34'06" West, a distance of 108.09 feet to the beginning of a curve concave northeasterly having a radius of 190.00 feet; thence northwesterly along said curve to the right through a central angle of 71°52'39", an arc distance of 238.36 feet (Chord Bearing = North 67°29'35" West, Chord Distance = 223.03 feet); thence North 31°33'15" West, a distance of 132.65 feet to a point on a non-tangent curve concave southwesterly having a radius of 55.00 feet; thence northwesterly along said curve to the left through a central angle of 154°35'01", an arc distance of 148.39 feet (Chord Bearing = North 38°26'11" West, Chord Distance = 107.31 feet); thence South 64°16'19" West, a distance of 2095.54 feet; thence South 61°40'34" West, a distance of 1679.47 feet; thence South 63°46'51" West, a distance of 1264.13 feet; thence South 65°57'08" West, a distance of 417.03 feet; thence South 64°06'49" West, a distance of 460.38 feet; thence South 62°55'25" West, a distance of 410.76 feet; thence South 62°39'09" West, a distance of 331.29 feet; thence South 61°08'25" West, a distance of 352.22 feet; thence South 60°03'51" West, a distance of 327.11 feet; thence South 58°40'55" West, a distance of 1257.48 feet to the beginning of a curve concave southeasterly having a radius of 535.00 feet; thence southwesterly along said curve to the left through a central angle of 27°02'19", an arc distance of 252.47 feet (Chord Bearing = South 45°09'45" West, Chord Distance = 250.14 feet); thence South 31°38'36" West, a distance of 130.33 feet to the beginning of a curve concave northwesterly having a radius of 400.00 feet; thence southwesterly along said curve to the right through a central angle of 53°24'42", an arc distance of 372.88 feet (Chord Bearing = South 58°20'57" West, Chord Distance = 359.53 feet); thence South 84°58'14" West, a distance of 279.32 feet to the beginning of a curve concave southeasterly having a radius of 285.00 feet; thence southwesterly along said curve to the left through a central angle of 31°34'46", an arc distance of 157.08 feet (Chord Bearing = South 69°10'52" West, Chord Distance = 155.10 feet); thence South 53°23'29" West, a distance of 120.20 feet to a point on a non-tangent curve concave northwesterly having a radius of 865.00 feet; thence southwesterly along said curve to the right through a central angle of 25°40'05", an arc distance of 387.51 feet (Chord Bearing = South 65°27'33" West, Chord Distance = 384.28 feet); thence South 79°01'05" West, a distance of 108.35 feet to the beginning of a curve concave southeasterly having a radius of 670.00 feet; thence southwesterly along said curve to the left through a central angle of 16°51'54", an arc distance of 197.21 feet (Chord Bearing = South 70°35'08" West, Chord Distance = 196.50 feet); thence South 62°09'11" West, a distance of 110.63 feet; thence South 59°13'09" West, a distance of 376.52 feet to the beginning of a curve concave northwesterly having a radius of 690.00 feet; thence southwesterly along said curve to the right through a central angle of 21°05'26", an arc distance of 253.99 feet (Chord Bearing = South 69°45'52" West, Chord Distance = 252.56 feet); thence South 80°18'35" West, a distance of 273.55 feet to a point on a non-tangent curve concave northwesterly having a radius of 1155.00 feet; thence southwesterly along said curve to the right through a central angle of 12°35'30", an arc distance of 253.83 feet (Chord Bearing = South 86°22'37" West, Chord Distance = 253.32 feet); thence North 87°19'38" West, a distance of 966.17 feet to the beginning of a curve concave southeasterly having a radius of 570.00 feet; thence southwesterly along said curve to the left through a central angle of 24°49'13", an arc distance of 246.92 feet (Chord Bearing = South 80°15'45" West, Chord Distance = 245.00 feet); thence South 67°51'09" West, a distance of 100.29 feet to the beginning of a curve concave northwesterly having a radius of 500.00 feet; thence southwesterly along said curve to the right through a central angle of 22°28'48", an arc distance of 196.18 feet (Chord Bearing = South 79°05'33" West, Chord Distance = 194.92 feet); thence North 89°40'03" West, a distance of 213.83 feet; thence South 89°59'50" West, a distance of 1261.53 feet to the west line of Section 35; thence North 01°03'50" West, along said west section line, a distance of 16.62 feet to the southwest corner of Section 26; thence North 00°38'17" East, along the west line of Section 26, a distance of 13.46 feet; thence South 89°59'57" East, a distance of 1262.22 feet; thence South 89°40'03" East, a distance of 213.48 feet to the beginning of a curve concave northwesterly having a radius of 470.00 feet; thence northeasterly along said curve to the left through a central angle of 22°28'48", an arc distance of 184.41 feet (Chord Bearing = North 79°05'33" East, Chord Distance = 183.23 feet); thence North 67°51'09" East, a distance of 100.29 feet to the beginning of a curve concave southeasterly having a radius of 600.00 feet; thence northeasterly along said curve to the right through a central angle of 24°49'13", an arc distance of 259.92 feet (Chord Bearing = North 80°15'45" East, Chord Distance = 257.89 feet); thence South 87°19'38" East, a distance of 966.17 feet to the beginning of a curve concave northwesterly having a radius of 1125.00 feet; thence northeasterly along said curve to the left through a central angle of 12°35'41", an arc distance of 247.29 feet (Chord Bearing = North 86°22'32" East, Chord Distance = 246.80 feet); thence North 80°18'35" East, a distance of 273.61 feet to the beginning of a curve concave northwesterly having a radius of 660.00 feet; thence northeasterly along said curve to the left through a central angle of 21°05'26", an arc distance of 242.95 feet (Chord Bearing = North 69°45'52" East, Chord Distance = 241.58 feet); thence North 59°13'09" East, a distance of 377.29 feet;

(continues on Sheet 2)

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PICKETT SURVEYING • ENGINEERING 3710 AIRPORT COMMERCE DR. STE. 10 LAKELAND, FLORIDA 33811 L.B. NUMBER 364 (863) 533-9095 www.pickettusa.com

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC DESCRIPTION SKETCH BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA OSPREY TO KATHLEEN DRAWN: JJC CHECK: ND SCALE: N/A DATE: 05/25/22

DUKE ENERGY 550 S. TRYON STREET CHARLOTTE, N.C. 28202 TELEPHONE NO. (704)382-2361 WO: 27030448 SITE: 115703 LU: Page 2 OF 8

Legal Description:

(continued from Sheet 1)

thence North 62°09'11" East, a distance of 111.39 feet to the beginning of a curve concave southeasterly having a radius of 700.00 feet; thence northeasterly along said curve to the right through a central angle of 16°51'54", an arc distance of 206.05 feet (Chord Bearing = North 70°35'08" East, Chord Distance = 205.30 feet); thence North 79°01'05" East, a distance of 108.16 feet to a point on a non-tangent curve concave northwesterly having a radius of 835.00 feet; thence northeasterly along said curve to the left through a central angle of 25°40'08", an arc distance of 374.08 feet (Chord Bearing = North 65°26'45" East, Chord Distance = 370.96 feet); thence North 53°23'29" East, a distance of 120.40 feet to the beginning of a curve concave southeasterly having a radius of 315.00 feet; thence northeasterly along said curve to the right through a central angle of 31°34'46", an arc distance of 173.62 feet (Chord Bearing = North 69°10'52" East, Chord Distance = 171.43 feet); thence North 84°58'14" East, a distance of 279.34 feet to a point on a non-tangent curve concave northwesterly having a radius of 370.00 feet; thence northeasterly along said curve to the left through a central angle of 53°24'54", an arc distance of 344.94 feet (Chord Bearing = North 58°21'03" East, Chord Distance = 332.58 feet); thence North 31°38'36" East, a distance of 130.33 feet to the beginning of a curve concave southeasterly having a radius of 565.00 feet; thence northeasterly along said curve to the right through a central angle of 27°02'19", an arc distance of 266.63 feet (Chord Bearing = North 45°09'45" East, Chord Distance = 264.16 feet); thence North 58°40'55" East, a distance of 1257.84 feet; thence North 60°03'51" East, a distance of 327.76 feet; thence North 61°08'25" East, a distance of 352.90 feet; thence North 62°39'09" East, a distance of 331.75 feet; thence North 62°55'25" East, a distance of 411.14 feet; thence North 64°06'49" East, a distance of 461.17 feet; thence North 65°57'08" East, a distance of 416.94 feet; thence North 63°46'51" East, a distance of 1278.20 feet; thence North 00°12'57" West, a distance of 100.77 feet; thence North 64°16'19" East, a distance of 553.52 feet; thence North 64°16'19" East, a distance of 3209.52 feet to the North line of Section 30; thence North 89°11'00" East, along said north section line, a distance of 105.56 feet; thence North 89°09'35" East, along said north section line, a distance of 86.38 feet; thence South 50°55'43" West, a distance of 68.83 feet; thence South 22°07'29" West, a distance of 118.73 feet; thence South 25°53'23" East, a distance of 102.23 feet to a point on a non-tangent curve concave northeasterly having a radius of 160.00 feet; thence southeasterly along said curve to the left through a central angle of 71°52'39", an arc distance of 200.72 feet (Chord Bearing = South 67°29'35" East, Chord Distance = 187.81 feet); thence North 76°34'06" East, a distance of 109.35 feet; thence North 81°21'14" East, a distance of 402.02 feet to the beginning of a curve concave southwesterly having a radius of 730.00 feet; thence southeasterly along said curve to the right through a central angle of 18°39'05", an arc distance of 237.64 feet (Chord Bearing = South 89°19'13" East, Chord Distance = 236.59 feet) to the beginning of a compound non-tangent curve concave northwesterly having a radius of 575.00 feet; thence northeasterly along said curve to the left through a central angle of 31°38'28", an arc distance of 317.54 feet (Chord Bearing = North 84°11'05" East, Chord Distance = 313.52 feet); thence North 68°21'52" East, a distance of 519.16 feet; thence North 00°34'33" West, a distance of 35.29 feet to the North line of Section 30; thence North 89°09'35" East, along said north section line, a distance of 30.00 feet to the Point of Beginning.

Contains 14.68 acres (639,453 square feet)

**BSM APPROVED
BY GARY TEW**

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APPROVED BY GARY TEW
Date: 2023.01.12 08:13:27
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Surveyor's Notes:

1. North and the bearings shown hereon are referenced to the north line of Section 30, Township 27 South, Range 25 East as being South 89°09'35" West.
2. All measurements shown hereon are in U.S. Survey Feet.
3. An abstract of title was not performed by or furnished to Pickett and Associates, LLC. Any easements or encumbrances that may appear as a result of said abstract are not warranted by this sketch.
4. Legal description was prepared by Pickett and Associates, LLC per client request and is based on deeds of record and a field survey to locate the controlling corners needed to establish the parcels, right-of-way and easement shown in the legal description and sketch hereon.
5. This sketch meets the applicable "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in rule 5J17.051-.053, Florida Administrative Code. Not valid without the original signature and the raised seal or the electronic signature and computer generated seal of a Florida Licensed Surveyor and Mapper.

0078.1-0079.1A-SD02-OK-07272022.DWG



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CERTIFIED TO: DUKE ENERGY FLORIDA, LLC
DESCRIPTION SKETCH
BOARD OF TRUSTEES OF THE
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FUND OF THE STATE OF FLORIDA
OSPREY TO KATHLEEN



DUKE ENERGY
550 S. TRYON STREET
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TELEPHONE NO. (704)382-2361

REVISIONS	1	07/27/22	ND
VENDOR PROJECT No.	18862		
VENDOR DRAWING No.	SD 6096		

DRAWN	CHECK	SCALE: N/A
JJC	ND	DATE: 05/25/22

WO: 27030448	Page 3 OF 8
SITE: 115703	LU: SHEET 3 OF 8

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SECTION 19
TOWNSHIP 27 SOUTH
RANGE 25 EAST
POLK COUNTY

ITEM 79.2
PARCEL #25-27-19-000000-011010
WILLIAMS ACQUISITION
HOLDING COMPANY INC.
(ORB 2632, PAGE 708)

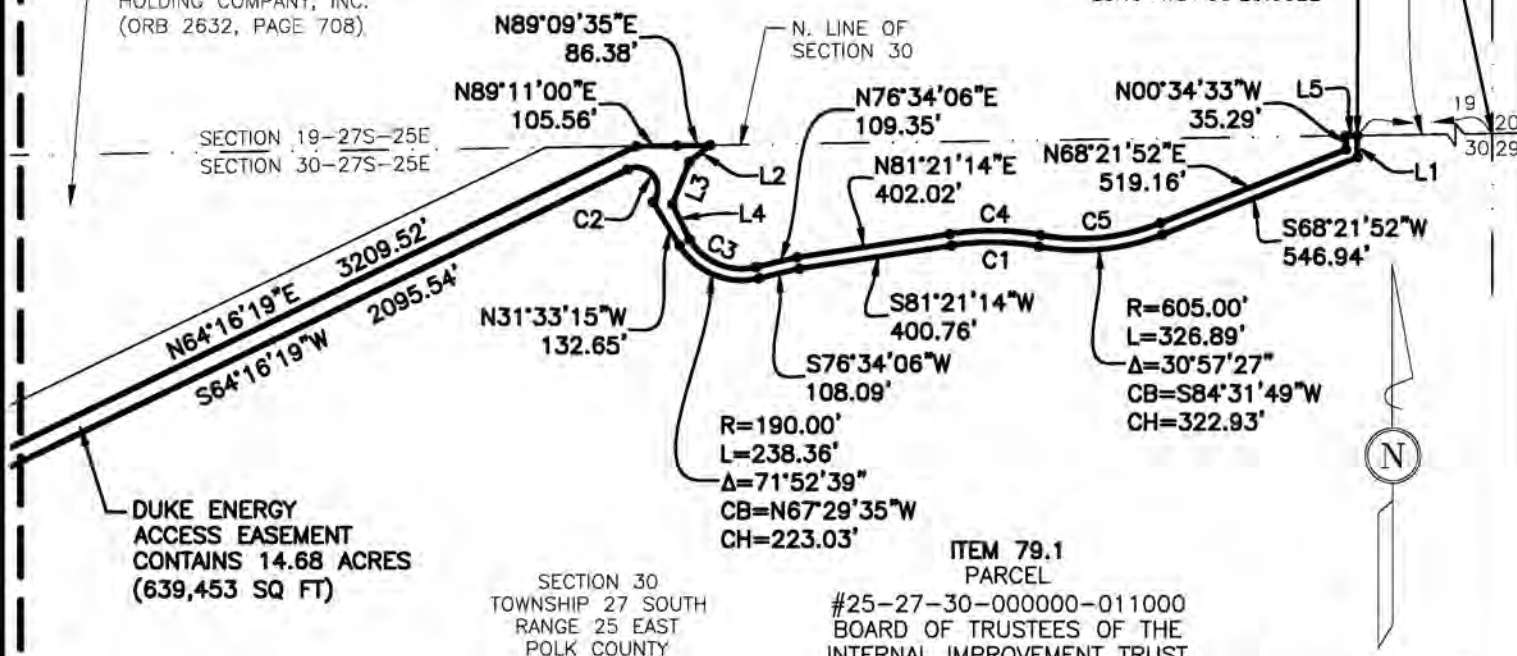
POINT OF COMMENCEMENT
NORTHEAST CORNER
OF SECTION 30

(BEARING BASIS)
S89°09'35"W
863.27'

POINT OF BEGINNING
N=1374255.26
E=707245.41
LAT=N28°06'51.1125"
LONG=W81°50'29.5522"

ITEM 78
PARCEL #25-27-30-000000-031010
WILLIAMS ACQUISITION
HOLDING COMPANY, INC.
(ORB 2632, PAGE 708)

SECTION 19-27S-25E
SECTION 30-27S-25E



DUKE ENERGY
ACCESS EASEMENT
CONTAINS 14.68 ACRES
(639,453 SQ FT)

SECTION 30
TOWNSHIP 27 SOUTH
RANGE 25 EAST
POLK COUNTY

ITEM 79.1
PARCEL
#25-27-30-000000-011000
BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA
(ORB 2117, PAGE 177)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°34'33"E	56.02'
L2	S50°55'43"W	68.83'
L3	S22°07'29"W	118.73'
L4	S25°53'23"E	102.23'
L5	N89°09'35"E	30.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	227.92'	700.00'	18°39'18"	N89°19'07"W	226.91'
C2	148.39'	55.00'	154°35'01"	N38°26'11"W	107.31'
C3	200.72'	160.00'	71°52'39"	S67°29'35"E	187.81'
C4	237.64'	730.00'	18°39'05"	S89°19'13"E	236.59'
C5	317.54'	575.00'	31°38'28"	N84°11'05"E	313.52'

LEGEND:

- ORB OFFICIAL RECORDS BOOK
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- LB LICENSED BUSINESS
- MB MAP BOOK

0078.1-0079.1A-SD02-OK-07272022.DWG



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CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

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INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA

OSPREY TO KATHLEEN



DUKE ENERGY

550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

REVISIONS	1	07/27/22	ND
VENDOR PROJECT No.	18862		
VENDOR DRAWING No.	SD 6096		

DRAWN	CHECK	SCALE: 1"=500'
JJC	ND	DATE: 05/25/22

WO: 27030448	Page 58	4 OF 8
SITE: 115703	LU:	

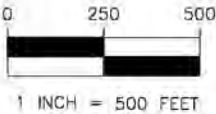
MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 4

SECTION 24-27S-24E
SECTION 25-27S-24E

24 19
25 30

SECTION 19-27S-25E
SECTION 30-27S-25E



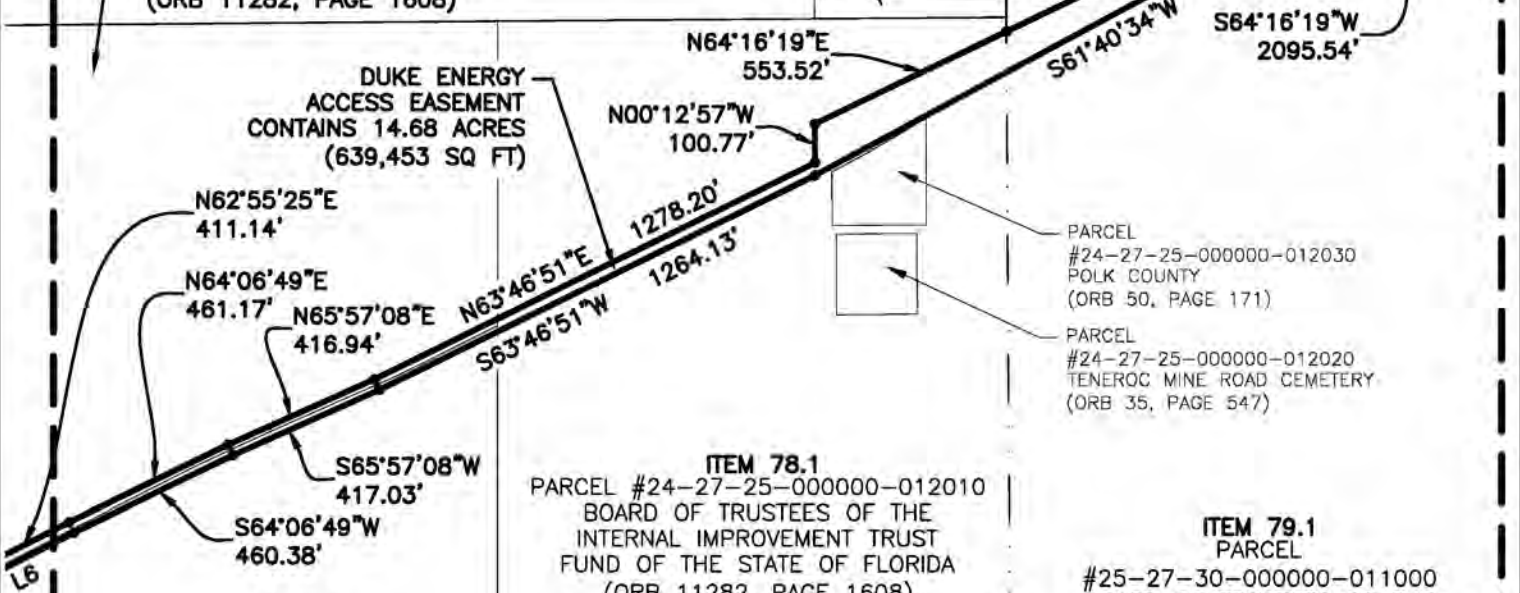
LINE TABLE		
LINE #	DIRECTION	LENGTH
L6	S62°55'25"W	410.76'

ITEM 78
PARCEL
#25-27-30-000000-031010
WILLIAMS ACQUISITION
HOLDING COMPANY, INC.
(ORB 2632, PAGE 708)

ITEM 77
PARCEL #24-27-25-000000-011010
WILLIAMS ACQUISITION
HOLDING COMPANY, INC.
(ORB 2632, PAGE 708)

PARCEL
#24-27-25-000000-014010
BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA
(ORB 11282, PAGE 1608)

DUKE ENERGY
ACCESS EASEMENT
CONTAINS 14.68 ACRES
(639,453 SQ FT)



PARCEL
#24-27-25-000000-012030
POLK COUNTY
(ORB 50, PAGE 171)

PARCEL
#24-27-25-000000-012020
TENEROC MINE ROAD CEMETERY
(ORB 35, PAGE 547)

ITEM 78.1
PARCEL #24-27-25-000000-012010
BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA
(ORB 11282, PAGE 1608)

ITEM 79.1
PARCEL
#25-27-30-000000-011000
BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA
(ORB 2117, PAGE 177)

SECTION 25
TOWNSHIP 27 SOUTH
RANGE 24 EAST
POLK COUNTY

SECTION 30
TOWNSHIP 27 SOUTH
RANGE 25 EAST
POLK COUNTY

PARCEL
#24-27-25-000000-014020
BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA
(ORB 11282, PAGE 1608)

LEGEND:

- ORB OFFICIAL RECORDS BOOK
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- LB LICENSED BUSINESS
- MB MAP BOOK

**BSM
APPROVED**

Digitally signed by
BSM APPROVED
Date: 2023.01.12
08:15:26 -05'00'

SECTION 25-27S-24E
SECTION 30-27S-25E

MATCHLINE - SEE SHEET 4

0078.1-0079.1A-SD02-OK-07272022.DWG



PICKETT
SURVEYING • ENGINEERING

3710 AIRPORT COMMERCE DR. STE. 10
LAKELAND, FLORIDA 33811
L.B. NUMBER 364
(863) 533-9095
www.pickettusa.com

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA

OSPREY TO KATHLEEN



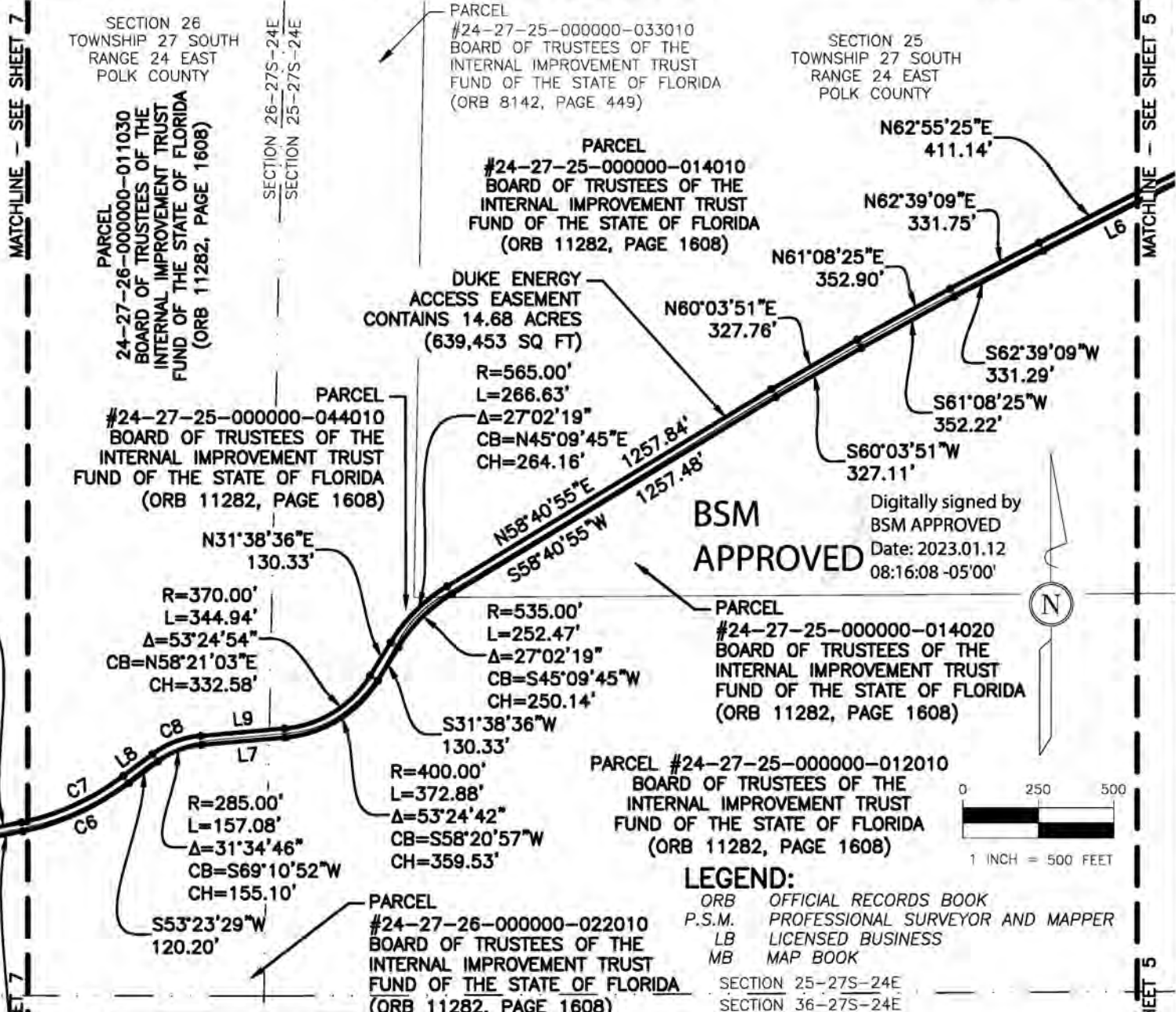
**DUKE
ENERGY**

550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

REVISIONS	1	07/27/22	ND
VENDOR PROJECT No.	18862		
VENDOR DRAWING No.	SD 6096		

DRAWN	CHECK	SCALE: 1"=500'
JJC	ND	DATE: 05/25/22

WO: 27030448	Page 10 of 58
SITE: 115703	LU: SHEET 5 OF 8



LINE TABLE

LINE #	DIRECTION	LENGTH
L6	S62°55'25"W	410.76'
L7	S84°58'14"W	279.32'
L8	N53°23'29"E	120.40'
L9	N84°58'14"E	279.34'

CURVE TABLE

CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C6	387.51'	865.00'	25°40'05"	S65°27'33"W	384.28'
C7	374.08'	835.00'	25°40'08"	N65°26'45"E	370.96'
C8	173.62'	315.00'	31°34'46"	N69°10'52"E	171.43'

LEGEND:
 ORB OFFICIAL RECORDS BOOK
 P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
 LB LICENSED BUSINESS
 MB MAP BOOK

SECTION 25-27S-24E
SECTION 36-27S-24E

0078.1-0079.1A-SD02-OK-07272022.DWG

PICKETT
SURVEYING • ENGINEERING

3710 AIRPORT COMMERCE DR., STE. 10
LAKELAND, FLORIDA 33811
L.B. NUMBER 364
(863) 533-9095
www.pickettusa.com

REVISIONS

1	07/27/22	ND
---	----------	----

VENDOR PROJECT No. 18862
 April 2023 ARC Meeting
 VENDOR DRAWING No. SD 6096

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA

OSPREY TO KATHLEEN

DRAWN JJC CHECK ND SCALE: 1"=500'
 DATE: 05/25/22

DUKE ENERGY

550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

WO: 27030448
 LU: _____
 Page 1 of 8

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 5

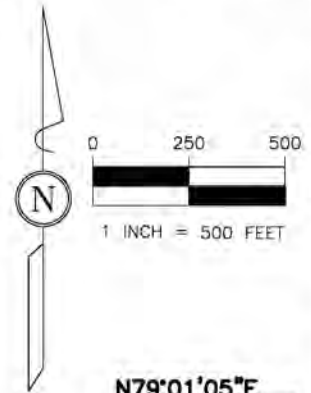
MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 6

LINE TABLE		
LINE #	DIRECTION	LENGTH
L10	S62°09'11"W	110.63'
L11	S59°13'09"W	376.52'
L12	S80°18'35"W	273.55'
L13	N59°13'09"E	377.29'

PARCEL
24-27-26-000000-011030
BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA
(ORB 11282, PAGE 1608)

SECTION 26
TOWNSHIP 27 SOUTH
RANGE 24 EAST
POLK COUNTY



PARCEL
#24-27-26-000000-022010
BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA
(ORB 11282, PAGE 1608)

DUKE ENERGY
ACCESS EASEMENT
CONTAINS 14.68 ACRES
(639,453 SQ FT)

BSM
APPROVED

Digitally signed by BSM
APPROVED
Date: 2023.01.12 08:17:08
-05'00'

PARCEL
24-27-35-000000-011010
BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA
(ORB 11282, PAGE 1608)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C9	253.83'	1155.00'	12°35'30"	S86°22'37"W	253.32'
C10	242.95'	660.00'	21°05'26"	N69°45'52"E	241.58'

LEGEND:

- ORB OFFICIAL RECORDS BOOK
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- LB LICENSED BUSINESS
- MB MAP BOOK

0078.1-0079.1A-SD02-OK-07272022.DWG



3710 AIRPORT COMMERCE DR. STE. 10
LAKELAND, FLORIDA 33811
L.B. NUMBER 364
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www.pickettusa.com

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA

OSPREY TO KATHLEEN



DUKE ENERGY

550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

REVISIONS	1	07/27/22	ND
VENDOR PROJECT No.	18862		
VENDOR DRAWING No.	SD 6096		

DRAWN	CHECK	SCALE: 1"=500'
JJC	ND	DATE: 05/25/22

WO: 27030448	Page 12 of 58
SITE: 115703	LU: SHEET 7 OF 8

MATCHLINE - SEE SHEET 7

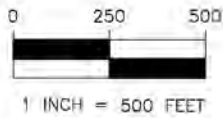
MATCHLINE - SEE SHEET 7

SECTION 27
TOWNSHIP 27 SOUTH
RANGE 24 EAST
POLK COUNTY

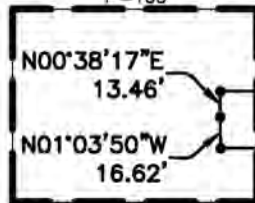
PARCEL
24-27-26-000000-011030
BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA
(ORB 11282, PAGE 1608)

W. LINE OF
SECTION 26

SECTION 26
TOWNSHIP 27 SOUTH
RANGE 24 EAST
POLK COUNTY



DETAIL "A"
1"=100'



PARCEL
#24-27-27-000000-022010
MATTHEW A. WRIGHT-CARLTON
AND MARY WRIGHT-CARLTON
(ORB 9696, PAGE 487)

SECTION 27-27S-24E
SECTION 26-27S-24E

SECTION 27-27S-24E
SECTION 34-27S-24E

TENOROC MINE ROAD
(PUBLIC R/W VARIES
PER MB 23, PAGE 13)

SEE DETAIL "A"
W. LINE OF
SECTION 35

S89°59'57"E
1262.22'

S89°59'50"W
1261.53'

DUKE ENERGY
ACCESS EASEMENT
CONTAINS 14.68 ACRES
(639,453 SQ FT)

SECTION 34
TOWNSHIP 27 SOUTH
RANGE 24 EAST
POLK COUNTY

PARCEL
#24-27-34-000000-011010
BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA
(ORB 2117, PAGE 177)

PARCEL
24-27-35-000000-011010
BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA
(ORB 11282, PAGE 1608)

SECTION 35
TOWNSHIP 27 SOUTH
RANGE 24 EAST
POLK COUNTY

SECTION 34-27S-24E
SECTION 35-27S-24E

LEGEND:

- ORB OFFICIAL RECORDS BOOK
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- LB LICENSED BUSINESS
- MB MAP BOOK

BSM APPROVED
BY GARY TEW

Digitally signed by BSM
APPROVED BY GARY TEW
Date: 2023.01.12 08:17:48
-05'00'

0078.1-0079.1A-SD02-OK-07272022.DWG



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CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA

OSPREY TO KATHLEEN



**DUKE
ENERGY**

550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

REVISIONS	1	07/27/22	ND
VENDOR PROJECT No.	18862		
VENDOR DRAWING No.	SD 6096		

DRAWN	CHECK	SCALE: 1"=500'
JJC	ND	DATE: 05/25/22

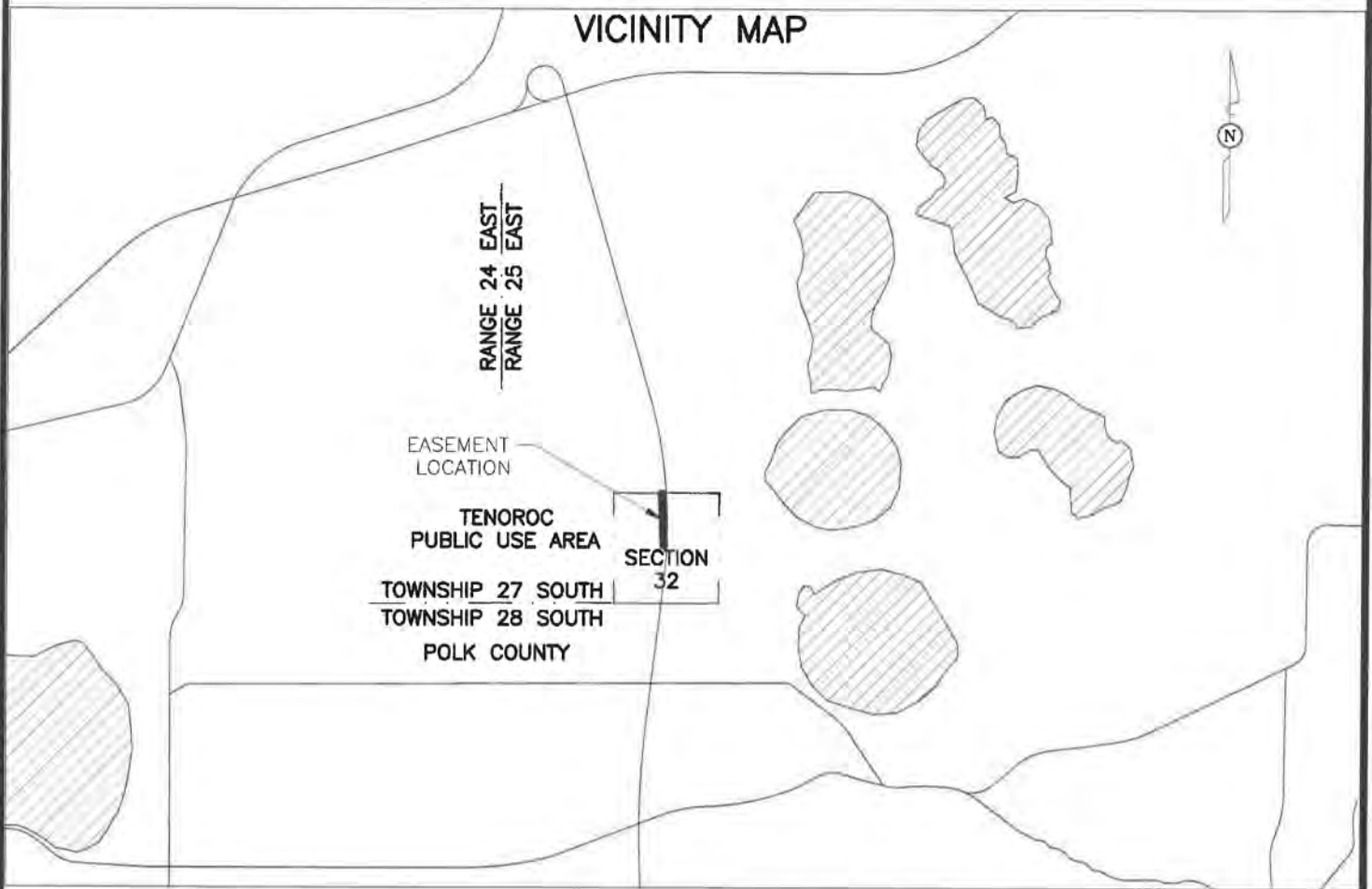
WO: 27030448	Page 13 of 58
SITE: 115703	LU: SHEET 8 OF 8

EXHIBIT "A"

NOT A FIELD SURVEY

ITEM 87

VICINITY MAP



Gregory A. Prather

Gregory A Prather
2022.08.31 09:24:07 -04'00'

BSM APPROVED

BY M1
DATE 9/8/22

Gregory A. Prather, P.S.M. Florida Registration No. P.S.M. 5135 DATE
Pickett and Associates, LLC Florida Registration No. LB 364

0087-SD04-OK-07272022.DWG



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SURVEYING • ENGINEERING

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LAKELAND, FLORIDA 33811
L.B. NUMBER 364
(863) 533-9095
www.pickettusa.com

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

TITF/GFWFC TENEROC ST.
RESERVE

OSPREY TO KATHLEEN



DUKE ENERGY®

550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

REVISIONS	2	03/08/22	JJC
	3	07/27/22	ND

VENDOR PROJECT No.	18862
VENDOR DRAWING No.	SD 5217

DRAWN	CHECK	SCALE: N/A
JJC	DJE	DATE: 04/13/20

WO: 27030448	SHEET 1 OF 4
SITE: 115702 LU:	

EXHIBIT "A"

NOT A FIELD SURVEY

ITEM 87

Legal Description:

Parcel #25-27-32-000000-031010

A portion of a parcel recorded in Official Records Book 2117, Page 177, recorded in the public records of Polk County, Florida, lying in Section 32, Township 27 South, Range 25 East, being described as follows:

Commence at the northeast corner of the northwest quarter of said Section 32, also being a point on the westerly right-of-way line of Polk Parkway (State Road 570), per Florida Department of Transportation Right-of-Way Map Section 97160-2312; thence North 89°40'37" West, along the north line of said Section 32, a distance of 197.84 feet to the Point of Beginning; thence South 02°17'28" East, a distance of 2646.81 feet to the south line of said parcel; thence North 89°56'50" West, along said south parcel line, a distance of 70.00 feet; thence North 02°17'49" West, a distance of 2647.15 feet to the north line of said parcel and north line of said Section 32; thence South 89°40'37" East, along said north section line, a distance of 70.28 feet to the Point of Beginning.

Contains 4.26 acres (185,489 sq. ft.)

Surveyor's Notes:

1. North and the bearings shown hereon are referenced to the north line of Section 32, Township 27 South, Range 25 East, as being North 89°40'37" West.
2. All measurements shown hereon are in U.S. Survey Feet.
3. An abstract of title was not performed by or furnished to Pickett and Associates, LLC. Any easements or encumbrances that may appear as a result of said abstract are not warranted by this sketch.
4. Legal description was prepared by Pickett and Associates, LLC per client request and is based on deeds of record and a field survey to locate the controlling corners needed to establish the parcels, right-of-way and easement shown in the legal description and sketch hereon.
5. This sketch meets the applicable "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in rule 5J17.051-.053, Florida Administrative Code. Not valid without the original signature and the raised seal or the electronic signature and computer generated seal of a Florida Licensed Surveyor and Mapper.

BSM APPROVED

BY AT
DATE 9/8/22

0087-SD04-OK-07272022.DWG



 <p>PICKETT SURVEYING • ENGINEERING</p> <p>3710 AIRPORT COMMERCE DR. STE. 10 LAKELAND, FLORIDA 33811 L.B. NUMBER 364 (863) 533-9095 www.pickettusa.com</p>		CERTIFIED TO: DUKE ENERGY FLORIDA, LLC		 <p>DUKE ENERGY®</p> <p>550 S. TRYON STREET CHARLOTTE, N.C. 28202 TELEPHONE NO. (704)382-2361</p>								
		DESCRIPTION SKETCH										
<table border="1"> <tr> <td>REVISIONS</td> <td>2</td> <td>03/08/22</td> <td>JJC</td> </tr> <tr> <td></td> <td>3</td> <td>07/27/22</td> <td>ND</td> </tr> </table>		REVISIONS	2	03/08/22	JJC		3	07/27/22	ND	TIITF/GFWFC TENEROC ST. RESERVE OSPREY TO KATHLEEN		WO: 27030448 SHEET 2 OF 4
REVISIONS	2	03/08/22	JJC									
	3	07/27/22	ND									
VENDOR PROJECT No. 18862 VENDOR DRAWING No. SD 5217		DRAWN JJC CHECK DJE	SCALE: N/A DATE: 04/13/20	SITE: 115702 LU:								

EXHIBIT "A"

NOT A FIELD SURVEY

ITEM 87

SECTION 29
TOWNSHIP 27 SOUTH
RANGE 25 EAST
POLK COUNTY

POINT OF BEGINNING
N=1368968.26
E=710583.89
LAT=N28°05'58.7165"
LONG=W81°49'52.3501"

(BEARING BASIS)
N89°40'37"W
197.84'

SECTION 29-27S-25E
SECTION 32-27S-25E

N. LINE OF PARCEL
(ORB 2117, PAGE 177)

N. LINE OF SECTION 32

ITEM 86
PARCEL #25-27-29-000000-042000
RONALD L. MILLER, MELODY BULGER,
SAMUEL HARRINGTON MILLER &
ANN H. MILLER
(ORB 7213, PAGE 376,
ORB 10728, PAGE 191 &
ORB 11064, PAGE 1838)

POINT OF COMMENCEMENT
NE CORNER OF NW 1/4
OF SECTION 32

DUKE ENERGY EASEMENT
CONTAINS 4.26 ACRES
(185,489 SQ. FT.)

W. R/W
LINE

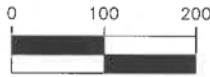
ITEM 87
PARCEL #25-27-32-000000-031010
TIITF/GFWFC TENEROC ST. RESERVE
(ORB 2117, PAGE 177)

SECTION 32
TOWNSHIP 27 SOUTH
RANGE 25 EAST
POLK COUNTY

N02°17'49"W 2647.15'

S02°17'28"E 2646.81'

POLK PARKWAY (STATE ROAD 570)
(PUBLIC R/W VARIES PER FDOT R/W
MAP SECTION 97160-2312)



1 INCH = 200 FEET

GRAPHIC & INTENDED DISPLAY SCALE

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 4

LEGEND:

ORB OFFICIAL RECORDS BOOK
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
LB LICENSED BUSINESS
R/W RIGHT-OF-WAY

BSM APPROVED

BY MT
DATE 9/8/22

0087-SD04-OK-07272022.DWG



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SURVEYING • ENGINEERING

3710 AIRPORT COMMERCE DR. STE. 10
LAKELAND, FLORIDA 33811
L.B. NUMBER 364
(863) 533-9095
www.pickettusa.com

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

TIITF/GFWFC TENEROC ST.
RESERVE

OSPREY TO KATHLEEN



DUKE ENERGY®

550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

REVISIONS	2	03/08/22	JJC
	3	07/27/22	ND
VENDOR PROJECT No.	18862		
VENDOR DRAWING No.	SD 5217		

DRAWN	CHECK	SCALE: 1"=200'
JJC	DJE	DATE: 04/13/20

WO: 27030448	SHEET 3 OF 4
SITE: 115702 LU:	

EXHIBIT "A"

NOT A FIELD SURVEY

ITEM 87

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 3

DUKE ENERGY EASEMENT
CONTAINS 4.26 ACRES
(185,489 SQ. FT.)

SECTION 32
TOWNSHIP 27 SOUTH
RANGE 25 EAST
POLK COUNTY

ITEM 87
PARCEL #25-27-32-000000-031010
TIITF/GFWFC TENEROC ST. RESERVE
(ORB 2117, PAGE 177)

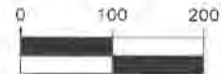
ITEM 88
PARCEL #25-27-32-000000-041010
J. EVERETT ALLEN & SONS, INC.
(ORB 2632, PAGE 708 &
ORB 10085, PAGE 521)

S. LINE OF PARCEL
(ORB 2117, PAGE 177)

70'
N02°17'49"W 2647.15'
S02°17'28"E 2646.81'

W. R/W
LINE

POLK PARKWAY (STATE ROAD 570)
(PUBLIC R/W VARIES PER FDOT R/W
MAP SECTION 97160-2312)



1 INCH = 200 FEET

GRAPHIC & INTENDED DISPLAY SCALE

N89°56'50"W
70.00'

BSM APPROVED

BY MJ

DATE 9/8/22

0087-SD04-OK-07272022.DWG

LEGEND:

- ORB OFFICIAL RECORDS BOOK
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- LB LICENSED BUSINESS
- R/W RIGHT-OF-WAY



PICKETT
SURVEYING • ENGINEERING

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LAKELAND, FLORIDA 33811
L.B. NUMBER 364
(863) 533-9095
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CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

TIITF/GFWFC TENEROC ST.
RESERVE

OSPREY TO KATHLEEN



DUKE ENERGY®

550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

REVISIONS	2	03/08/22	JJC
	3	07/27/22	ND
VENDOR PROJECT No.	18862		
VENDOR DRAWING No.	SD 5217		

DRAWN	CHECK	SCALE: 1"=200'
JJC	DJE	DATE: 04/13/20

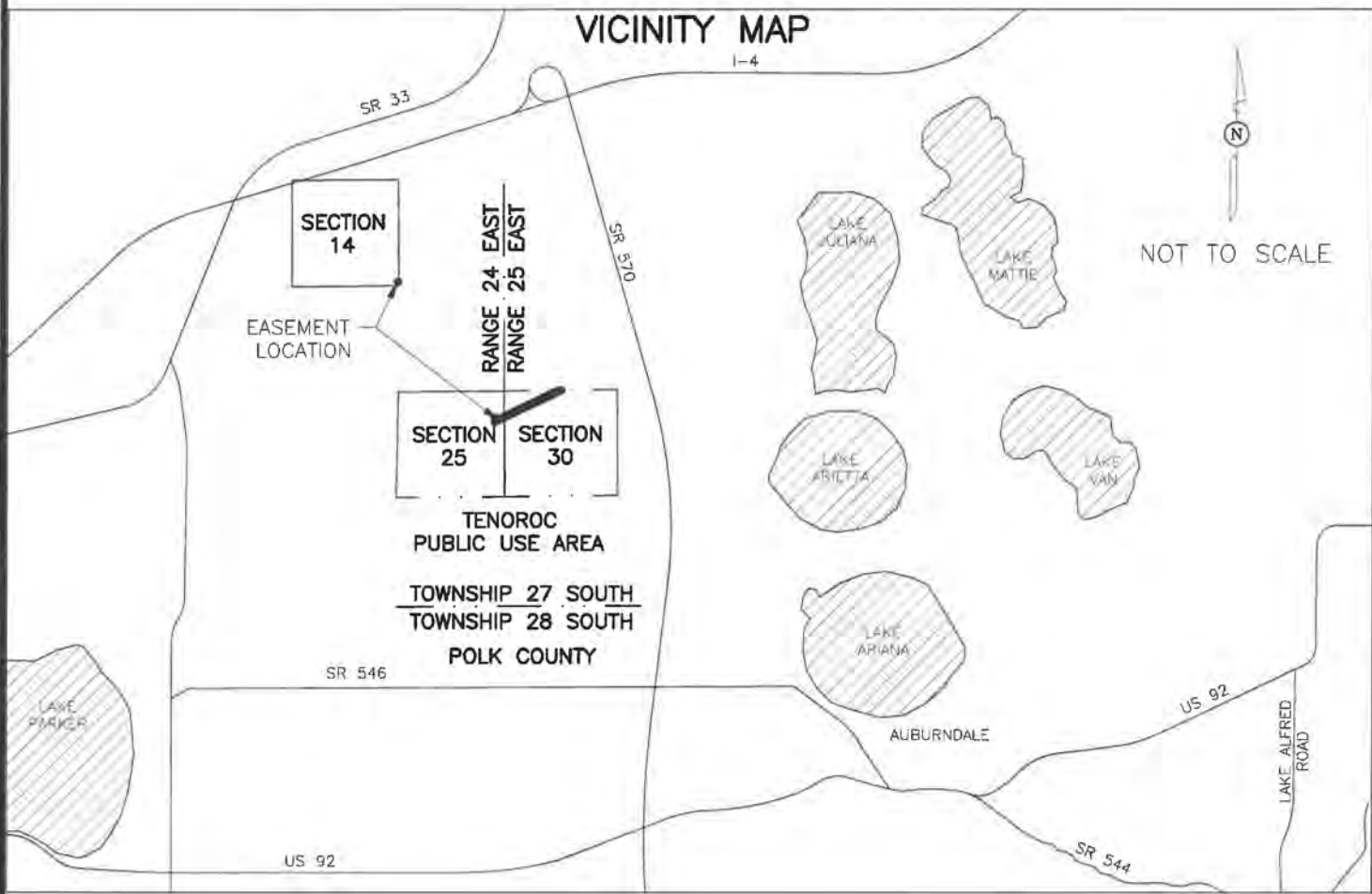
WO: 27030448	SHEET 4 OF 4
SITE: 115702 LU:	

EXHIBIT "A"

NOT A FIELD SURVEY

ITEM 72.1, 78.1-79.1

VICINITY MAP



Gregory A. Prather

Gregory A Prather
2022.08.31 09:26:06 -04'00'

BSM APPROVED

BY MT
DATE 9/8/22

Gregory A. Prather, P.S.M. Florida Registration No. P.S.M. 5135 DATE
Pickett and Associates, LLC Florida Registration No. LB 364

0072.1_0078.1-0079.1-SD02-OK-07272022.DWG



PICKETT
SURVEYING • ENGINEERING

3710 AIRPORT COMMERCE DR. STE. 10
LAKELAND, FLORIDA 33811
L.B. NUMBER 364
(863) 533-9095
www.pickettusa.com

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA

OSPREY TO KATHLEEN



DUKE ENERGY

550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

REVISIONS	1	07/27/22	ND
VENDOR PROJECT No.	18862		
VENDOR DRAWING No.	SD 5897		

DRAWN	CHECK	SCALE: N/A
JJC	ND	DATE: 05/25/22

WO: 27030448	SHEET 1 OF 5
SITE: 115703 LU:	

EXHIBIT "A"

NOT A FIELD SURVEY

ITEM 72.1, 78.1-79.1

Legal Description:

PARCEL 1
Parcel #24-27-23-000000-011020

A portion of a parcel recorded in Official Records Book 8142, Page 449 recorded in the public records of Polk County, Florida, lying in Section 14, Township 27 South, Range 24 East, being described as follows:

Commence at the southeast corner of said Section 14; thence North 00°25'30" West, along the east line of said Section 14, a distance of 195.19 feet to the Point of Beginning; thence South 89°47'05" West, a distance of 100.00 feet; thence North 00°25'30" West, a distance of 4.13 feet; thence North 89°25'20" East, a distance of 100.00 feet; thence South 00°25'30" East, a distance of 4.77 feet to the Point of Beginning.

Contains 0.01 acre (445 Square Feet)

PARCEL 2
Parcel #24-27-25-000000-012010, #25-27-30-000000-011000

A portion of the parcels recorded in Official Records Book 11282, Page 1608 and Official Records Book 2117, Page 177, recorded in the public records of Polk County, Florida, lying in Sections 25 & 30, Township 27 South, Ranges 24 & 25 East, being described as follows:

Commence at the northwest corner of said Section 30; thence South 00°20'54" East, along the west line of said Section 30, a distance of 1241.26 feet to the Point of Beginning; thence North 64°16'19" East, along the north line of said parcel recorded in Official Records Book 2117, Page 177, a distance of 2946.76 feet to the north line of said Section 30; thence North 89°11'00" East, along said north section line, a distance of 237.41 feet; thence South 64°16'19" West, a distance of 3763.04 feet; thence North 00°12'57" West, a distance of 273.46 feet to the north line of said parcel recorded in Official Records Book 11282, Page 1608; thence North 89°33'00" East, along said north parcel line, a distance of 100.00 feet; thence South 00°12'58" East, a distance of 115.35 feet; thence North 64°16'19" East, a distance of 270.12 feet to the north line of said parcel; thence North 89°33'00" East, along said north parcel line, a distance of 155.68 feet; thence North 00°20'54" West, a distance of 73.58 feet to the Point of Beginning.

Contains 8.52 acres (371,325 Square Feet)

Surveyor's Notes:

1. North and the bearings shown hereon are referenced to the west line of Section 30, Township 27 South, Range 25 East as being South 00°20'54" East.
2. All measurements shown hereon are in U.S. Survey Feet.
3. An abstract of title was not performed by or furnished to Pickett and Associates, LLC. Any easements or encumbrances that may appear as a result of said abstract are not warranted by this sketch.
4. Legal description was prepared by Pickett and Associates, LLC per client request and is based on deeds of record and a field survey to locate the controlling corners needed to establish the parcels, right-of-way and easement shown in the legal description and sketch hereon.
5. This sketch meets the applicable "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in rule 5J17.051-.053, Florida Administrative Code. Not valid without the original signature and the raised seal or the electronic signature and computer generated seal of a Florida Licensed Surveyor and Mapper.

BSM APPROVED

BY MS
DATE 9/8/22

0072.1_0078.1-0079.1-SD02-OK-07272022.DWG



PICKETT
SURVEYING • ENGINEERING
3710 AIRPORT COMMERCE DR. STE. 10
LAKELAND, FLORIDA 33811
L.B. NUMBER 364
(863) 533-9095
www.pickettusa.com

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA

OSPREY TO KATHLEEN



DUKE ENERGY
550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

REVISIONS	1	07/27/22	ND
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VENDOR PROJECT No.	18862
VENDOR DRAWING No.	SD 5897

DRAWN	CHECK	SCALE: N/A
JJC	ND	DATE: 05/25/22

WO: 27030448	SHEET 2 OF 5
SITE: 115703	LU:

EXHIBIT "A"

NOT A FIELD SURVEY

ITEM 72.1, 78.1-79.1

SECTION 14
TOWNSHIP 27 SOUTH
RANGE 24 EAST
POLK COUNTY

SECTION 13
TOWNSHIP 27 SOUTH
RANGE 24 EAST
POLK COUNTY

ITEM 71.2
PARCEL #24-27-14-000000-020000
WILLIAMS ACQUISITION
HOLDING COMPANY, INC.
(ORB 7984, PAGE 459)

ITEM 71.3
PARCEL #24-27-13-000000-012010
THE FLORIDA POLYTECHNIC UNIVERSITY
BOARD OF TRUSTEES
(ORB 8791, PAGE 489)

ITEM 71.4
PARCEL #24-27-13-000000-022010
WILLIAMS ACQUISITION
HOLDING COMPANY, INC.
(ORB 2632, PAGE 708)

PARCEL 1
DUKE ENERGY EASEMENT
CONTAINS 0.01 ACRE
(445 SQ FT)

POINT OF BEGINNING
(PARCEL 1)
N=1379627.42
E=697205.02
LAT=N28°07'44.4240"
LONG=W81°52'21.6202"

E LINE OF
SECTION 14

POINT OF COMMENCEMENT
(PARCEL 1)
SOUTHEAST CORNER
OF SECTION 14

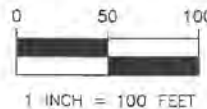
ITEM 72.1
PARCEL #24-27-23-000000-011020
BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA
(ORB 8142, PAGE 449)

SECTION 23
TOWNSHIP 27 SOUTH
RANGE 24 EAST
POLK COUNTY

SECTION 24
TOWNSHIP 27 SOUTH
RANGE 24 EAST
POLK COUNTY

BSM APPROVED

BY MJ
DATE 9/8/22



LEGEND:

- ORB OFFICIAL RECORDS BOOK
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- LB LICENSED BUSINESS
- R/W RIGHT-OF-WAY

0072.1_0078.1-0079.1-SD02-OK-07272022.DWG



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3710 AIRPORT COMMERCE DR. STE. 10
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L.B. NUMBER 364
(863) 533-9095
www.pickettusa.com

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA

OSPREY TO KATHLEEN



**DUKE
ENERGY**

550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

REVISIONS	1	07/27/22	ND
VENDOR PROJECT No.	18862		
VENDOR DRAWING No.	SD 5897		

DRAWN	CHECK	SCALE: 1"=100'
JJC	ND	DATE: 05/25/22

WO: 27030448	SHEET 3 OF 5
SITE: 115703 LU:	

EXHIBIT "A"

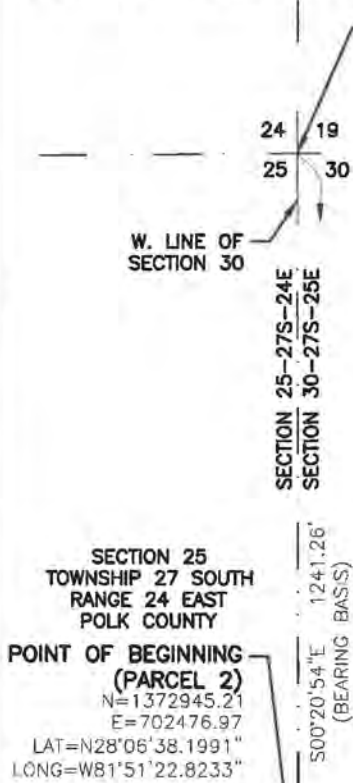
NOT A FIELD SURVEY

ITEM 72.1, 78.1-79.1

SECTION 24-27S-24E
SECTION 25-27S-24E

PARCEL
#24-27-25-000000-011020
BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF
THE STATE OF FLORIDA
(ORB 8142, PAGE 449)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°12'58"E	115.35'
L2	N64°16'19"E	270.12'
L3	N89°33'00"E	155.68'
L4	N00°20'54"W	73.58'



POINT OF COMMENCEMENT
(PARCEL 2)
NORTHWEST CORNER
OF SECTION 30

SECTION 19-27S-25E
SECTION 30-27S-25E

ITEM 78
PARCEL #25-27-30-000000-031010
WILLIAMS ACQUISITION
HOLDING COMPANY, INC.
(ORB 2632, PAGE 708)

PARCEL 2
DUKE ENERGY EASEMENT
CONTAINS 8.52 ACRES
(371,325 SQ FT)

N. LINE OF PARCEL
(ORB 2117, PAGE 177)

SECTION 25
TOWNSHIP 27 SOUTH
RANGE 24 EAST
POLK COUNTY

POINT OF BEGINNING
(PARCEL 2)
N=1372945.21
E=702476.97
LAT=N28°06'38.1991"
LONG=W81°51'22.8233"

SECTION 30
TOWNSHIP 27 SOUTH
RANGE 25 EAST
POLK COUNTY

ITEM 77
PARCEL
#24-27-25-000000-011010
WILLIAMS ACQUISITION
HOLDING COMPANY, INC.
(ORB 2632, PAGE 708)

N89°33'00"E
100.00'

N. LINE OF PARCEL
(ORB 11282, PAGE 1608)

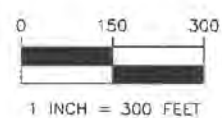
N00°12'57"W
273.46'

ITEM 79
#24-27-25-000000-012010
BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA
(ORB 11282, PAGE 1608)

ITEM 79.1
PARCEL #25-27-30-000000-011000
BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA
(ORB 2117, PAGE 177)

MATCHLINE - SEE SHEET 5

BSM APPROVED
BY HJ
DATE 9/8/22



LEGEND:

- ORB OFFICIAL RECORDS BOOK
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- LB LICENSED BUSINESS
- R/W RIGHT-OF-WAY

0072.1_0078.1-0079.1-SD02-OK-07272022.DWG

PICKETT
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L.B. NUMBER 364
(863) 533-9095
www.pickettusa.com

REVISIONS	1	07/27/22	ND
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VENDOR PROJECT No.	18862
VENDOR DRAWING No.	SD 5897

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA

OSPREY TO KATHLEEN

DRAWN	CHECK	SCALE: 1"=300'
JJC	ND	DATE: 05/25/22

550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

WO: 27030448	SHEET 4 OF 5
SITE: 115703	LU:

EXHIBIT "A"

NOT A FIELD SURVEY

ITEM 72.1, 78.1-79.1

MATCHLINE - SEE SHEET 4

ITEM 79.2
 PARCEL #25-27-19-000000-011010
 WILLIAMS ACQUISITION
 HOLDING COMPANY INC.
 (ORB 2632, PAGE 708)

N89°11'00"E
 237.41'

N. LINE OF
 SECTION 30

SECTION 19-27S-25E
 SECTION 30-27S-25E

ITEM 78
 PARCEL #25-27-30-000000-031010
 WILLIAMS ACQUISITION
 HOLDING COMPANY, INC.
 (ORB 2632, PAGE 708)

N. LINE OF PARCEL
 (ORB 2117, PAGE 177)

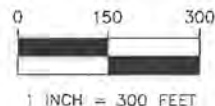
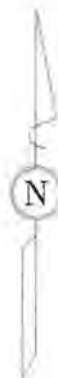
N64°16'19"E 2946.76'

S64°16'19"W 3763.04'

PARCEL 2
 DUKE ENERGY EASEMENT
 CONTAINS 8.52 ACRES
 (371,325 SQ FT)

ITEM 79.1
 PARCEL #25-27-30-000000-011000
 BOARD OF TRUSTEES OF THE
 INTERNAL IMPROVEMENT TRUST
 FUND OF THE STATE OF FLORIDA
 (ORB 2117, PAGE 177)

SECTION 30
 TOWNSHIP 27 SOUTH
 RANGE 25 EAST
 POLK COUNTY



BSM APPROVED

BY MJ
 DATE 9/8/22

LEGEND:

- ORB OFFICIAL RECORDS BOOK
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- LB LICENSED BUSINESS
- R/W RIGHT-OF-WAY

0072.1_0078.1-0079.1-SD02-OK-07272022.DWG

PICKETT
 SURVEYING • ENGINEERING

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 L.B. NUMBER 364
 (863) 533-9095
 www.pickettusa.com

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

BOARD OF TRUSTEES OF THE
 INTERNAL IMPROVEMENT TRUST
 FUND OF THE STATE OF FLORIDA

OSPREY TO KATHLEEN

DUKE ENERGY

550 S. TRYON STREET
 CHARLOTTE, N.C. 28202
 TELEPHONE NO. (704)382-2361

REVISIONS	1	07/27/22	ND
VENDOR PROJECT No.	18862		
VENDOR DRAWING No.	SD 5897		

DRAWN	CHECK	SCALE: 1"=300'
JJC	ND	DATE: 05/25/22

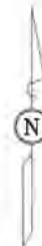
WO: 27030448	SHEET 5 OF 5
SITE: 115703 LU:	

HILOCHEE WILDLIFE
MANAGEMENT AREA

RANGE 24 EAST
RANGE 25 EAST

TOWNSHIP 26 SOUTH

TOWNSHIP 27 SOUTH



NOT TO SCALE

EASEMENT
LOCATION

VICINITY MAP

BSM APPROVED

BY *MT*
DATE *9/14/22*

EXHIBIT "A"

THIS IS NOT A SURVEY

ITEM 65 UPLAND



3903 NORTHDALÉ BOULEVARD, SUITE 115E
TAMPA, FL 33624
TELEPHONE NO. (813)549-3740

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA



550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

OSPREY TO KATHLEEN

REVISIONS	1	8/8/22	JJB
	2	-	-

VENDOR PROJECT No.	00159-0753
VENDOR DRAWING No.	65-UPLAND

DRAWN	CHECK	SCALE: N/A
JJB	JJB	DATE: 7/29/22

SITE: -	LU: -	WO: 27030448
0065-UPLAND-SD02-OK-08082022.DWG		SHEET 1 OF 4

Legal Description:

Parcel #24-27-11-000000-011010

A portion of lands described in Official Records Book 4756, Page 1856, public records of Polk County, Florida, lying in Section 11, Township 27 South, Range 24 East, being more particularly described as follows:

COMMENCE at the Southeast corner of the Northeast 1/4 of said Section 11; THENCE run Northerly along the East line of the Northeast 1/4 of said Section 11, N00°20'10"W for 1497.96' to a point on the North Right-of-Way of County Road 582, a varying width public Right-of-Way per County Map Book I, Page 141, said point being 1140.67' at a bearing of S00°20'10"E from the Northeast corner of the Northeast 1/4 of said Section 11, said Northeast corner being a 4"x4" concrete monument with a 5/8" iron rod and no identification, said Northeast corner being 41.11' at a bearing of N89°51'24"W from a 4"x4" concrete monument with a 5/8" iron and cap, said cap being illegible, said point also being the POINT OF BEGINNING; THENCE departing the East line of the Northeast 1/4 of said Section 11, run Southwesterly along said North Right-of-Way the following seventeen (17) courses, (1) S82°07'40"W for 80.95', (2) S82°42'03"W for 100.00', (3) S82°07'40"W for 200.00', (4) S81°33'17"W for 100.00', (5) S82°07'40"W for 900.00', (6) S81°33'17"W for 100.00', (7) S82°07'40"W for 100.00', (8) S82°42'03"W for 100.00', (9) S82°07'40"W for 300.00', (10) S81°33'17"W for 100.00', (11) S82°07'40"W for 100.00', (12) S81°33'17"W for 100.00', (13) S82°07'40"W for 100.00', (14) S81°33'16"W for 99.97', (15) S82°07'40"W for 166.53', (16) S0°13'57"W for 1.32', (17) S82°00'55"W for 62.13' to the West boundary of lands described in said Official Records Book 4756, Page 1856; THENCE departing said North Right-of-Way, run Northerly along the West boundary of lands described in said Official Records Book 4756, Page 1856, the following two (2) courses, (1) N0°48'38"E for 507.01', (2) N0°05'30"E for 251.41' to a line parallel with and 100.00' Northerly of the line being the sixth call in Official Records Book 2876, Page 1314 of the public records of Polk County, Florida; THENCE departing the West boundary of lands described in said Official Records Book 4756, Page 1856, run Easterly along said 100.00' Northerly parallel line, S89°48'43"E for 100.00' to a line parallel with and 100.00' Easterly of the West boundary of lands described in said Official Records Book 4756, Page 1856; THENCE departing said 100.00' Northerly parallel line, run Southerly along said 100.00' Easterly parallel line for the following two (2) courses, (1) S0°05'30"W for 252.53', (2) S0°48'38"W for 455.52' to a line parallel with and 35.00' Northerly of said North Right-of-Way; THENCE departing said 100.00' Easterly parallel line, run Northeasterly along said 35.00' Northerly parallel line the following fifteen (15) courses, (1) N82°07'40"E for 121.95', (2) N81°33'16"E for 99.97', (3) N82°07'40"E for 100.00', (4) N81°33'17"E for 100.00', (5) N82°07'40"E for 100.00', (6) N81°33'17"E for 100.00', (7) N82°07'40"E for 300.35', (8) N82°42'03"E for 100.00', (9) N82°07'40"E for 99.65', (10) N81°33'17"E, 100.00', (11) N82°07'40"E for 900.00', (12) N81°33'17"E for 100.00', (13) N82°07'40"E for 200.35', (14) N82°42'03"E for 100.01', (15) N82°07'40"E for 85.41' to the East line of the Northeast 1/4 of said Section 11; THENCE departing said 35.00' Northerly parallel line, run Southerly along the East line of the Northeast 1/4 of said Section 11, S0°20'10"E for 35.30' to the POINT OF BEGINNING.

Contains 3.82 acres (166362.36 Square Feet)

Surveyor's Notes:

1. North and the bearings shown hereon are referenced to the East line of the Northeast 1/4 of Section 11, Township 27 South, Range 24 East as being N00°20'10"W.
2. All measurements shown hereon are in U.S. Survey Feet.
3. A Title Search Report, completed by First American Title Insurance Company on 4/28/2022, file number 6006478, was supplied to McKim & Creed; any easements or encumbrances affecting the subject parcel are shown on the sketch.
4. Legal description was prepared by McKim & Creed, Inc. per client request and is based on deeds of record and a field survey to locate the controlling corners needed to establish the parcels, right-of-way and easement shown in the legal description and sketch hereon.
5. This sketch meets the applicable "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in rule 5J17.050-.052, Florida Administrative Code. Not valid without the original signature and the raised seal or the electronic signature and computer generated seal of a Florida Licensed Surveyor and Mapper.

Digitally signed by John J Beland
 DN: c=US, o=MCKIM AND CREED,
 ou=A01410D00000174274DE0560000
 38F5, cn=John J Beland
 Date: 2022.08.30 16:49:56 -04'00'

John J Beland

8/8/2022

BSM APPROVED

BY M1

DATE 9/14/22

John J. Beland, P.S.M. FLORIDA REGISTRATION No. 7004
 McKim & Creed, Inc. FLORIDA REGISTRATION No. LB 7917

DATE

EXHIBIT "A"

THIS IS NOT A SURVEY

ITEM 65 UPLAND



3903 NORTHDALÉ BOULEVARD, SUITE 115E
 TAMPA, FL 33624
 TELEPHONE NO. (813)549-3740

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

BOARD OF TRUSTEES OF THE
 INTERNAL IMPROVEMENT TRUST
 FUND OF THE STATE OF FLORIDA



DUKE ENERGY

550 S. TRYON STREET
 CHARLOTTE, N.C. 28202
 TELEPHONE NO. (704)382-2361

OSPREY TO KATHLEEN

VENDOR PROJECT No. 00159-0753

DRAWN JJB

CHECK JJB

SCALE: N/A

SITE: -

LU: -

WO: 27030448

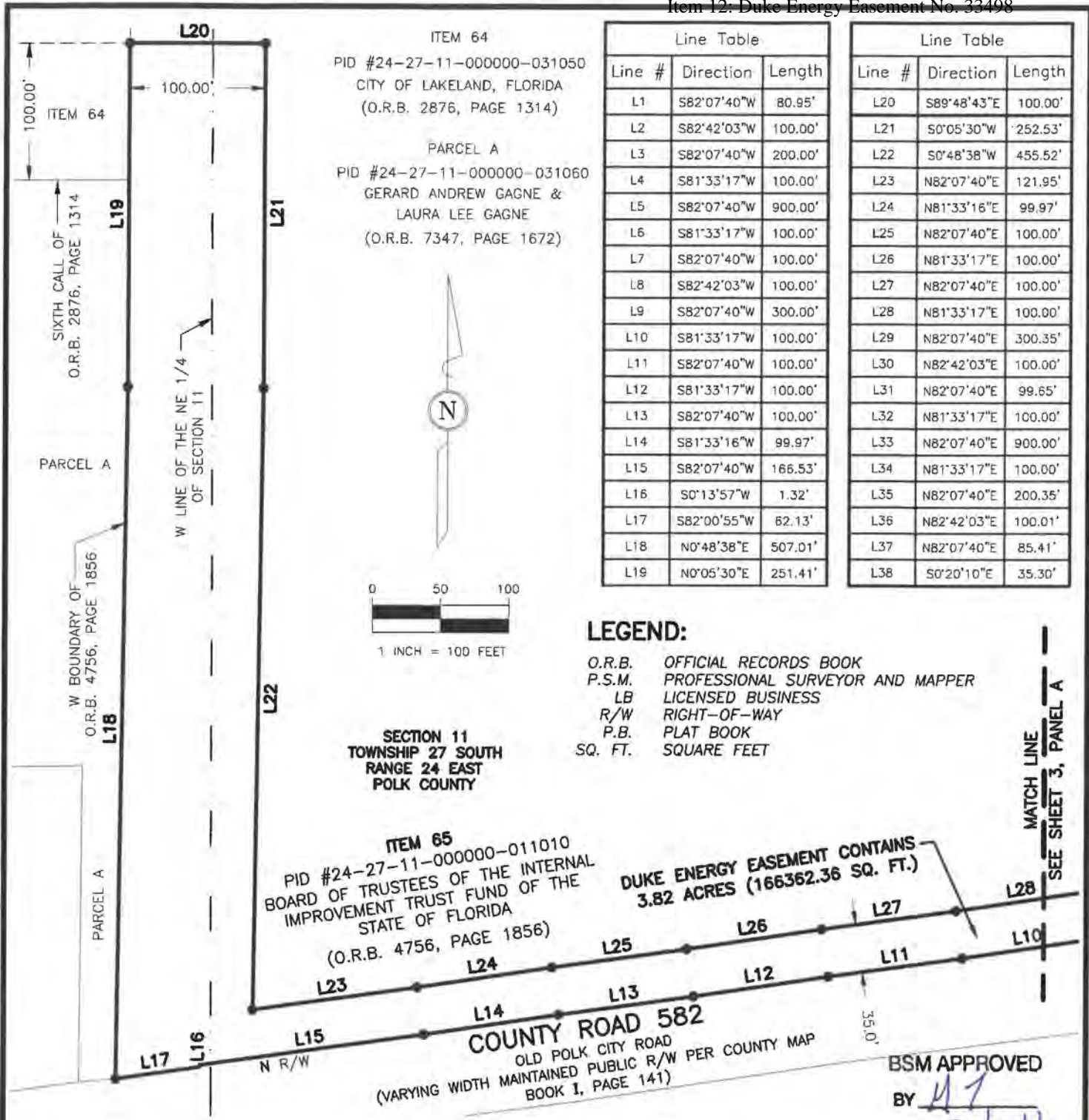
VENDOR DRAWING No. 65-UPLAND

JJB

DATE: 7/29/22

0065-UPLAND-SD02-OK-08082022.DWG

SHEET 2 OF 4



Line #	Direction	Length
L1	S82°07'40"W	80.95'
L2	S82°42'03"W	100.00'
L3	S82°07'40"W	200.00'
L4	S81°33'17"W	100.00'
L5	S82°07'40"W	900.00'
L6	S81°33'17"W	100.00'
L7	S82°07'40"W	100.00'
L8	S82°42'03"W	100.00'
L9	S82°07'40"W	300.00'
L10	S81°33'17"W	100.00'
L11	S82°07'40"W	100.00'
L12	S81°33'17"W	100.00'
L13	S82°07'40"W	100.00'
L14	S81°33'16"W	99.97'
L15	S82°07'40"W	166.53'
L16	S0°13'57"W	1.32'
L17	S82°00'55"W	62.13'
L18	N0°48'38"E	507.01'
L19	N0°05'30"E	251.41'

Line #	Direction	Length
L20	S89°48'43"E	100.00'
L21	S0°05'30"W	252.53'
L22	S0°48'38"W	455.52'
L23	N82°07'40"E	121.95'
L24	N81°33'16"E	99.97'
L25	N82°07'40"E	100.00'
L26	N81°33'17"E	100.00'
L27	N82°07'40"E	100.00'
L28	N81°33'17"E	100.00'
L29	N82°07'40"E	300.35'
L30	N82°42'03"E	100.00'
L31	N82°07'40"E	99.65'
L32	N81°33'17"E	100.00'
L33	N82°07'40"E	900.00'
L34	N81°33'17"E	100.00'
L35	N82°07'40"E	200.35'
L36	N82°42'03"E	100.01'
L37	N82°07'40"E	85.41'
L38	S0°20'10"E	35.30'

LEGEND:

- O.R.B. OFFICIAL RECORDS BOOK
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- LB LICENSED BUSINESS
- R/W RIGHT-OF-WAY
- P.B. PLAT BOOK
- SQ. FT. SQUARE FEET

SECTION 11
TOWNSHIP 27 SOUTH
RANGE 24 EAST
POLK COUNTY

ITEM 65
PID #24-27-11-000000-011010
BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE
STATE OF FLORIDA
(O.R.B. 4756, PAGE 1856)

DUKE ENERGY EASEMENT CONTAINS
3.82 ACRES (166362.36 SQ. FT.)

COUNTY ROAD 582
OLD POLK CITY ROAD
(VARYING WIDTH MAINTAINED PUBLIC R/W PER COUNTY MAP
BOOK 1, PAGE 141)

MATCH LINE
SEE SHEET 3, PANEL A

EXHIBIT "A"

THIS IS NOT A SURVEY

BSM APPROVED
BY 47
DATE 9/14/22
ITEM 65 UPLAND

McKIM & CREED
ENGINEERS & SURVEYORS
3903 NORTHDALE BOULEVARD, SUITE 115E
TAMPA, FL 33624
TELEPHONE NO. (813)549-3740

REVISIONS	1	8/8/22	JJB
	2	-	-

VENDOR PROJECT No. 00159-0753
VENDOR DRAWING No. 65-UPLAND

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA

OSPREY TO KATHLEEN

DRAWN	CHECK	SCALE: 1"=100'
JJB	JJB	DATE: 7/29/22

DUKE ENERGY

550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

SITE: -	LU: -	WO: 27030448
0065-UPLAND-SD02-CK-08082022.DWG		SHEET 3 OF 4

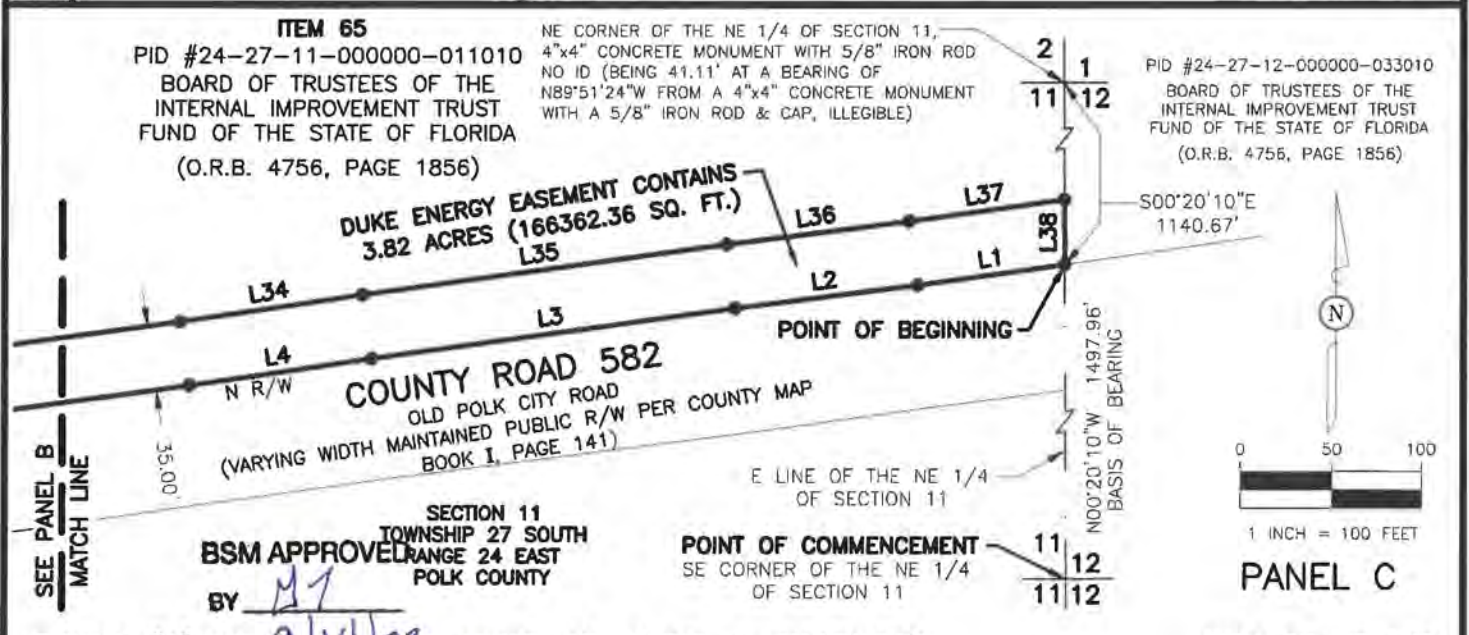
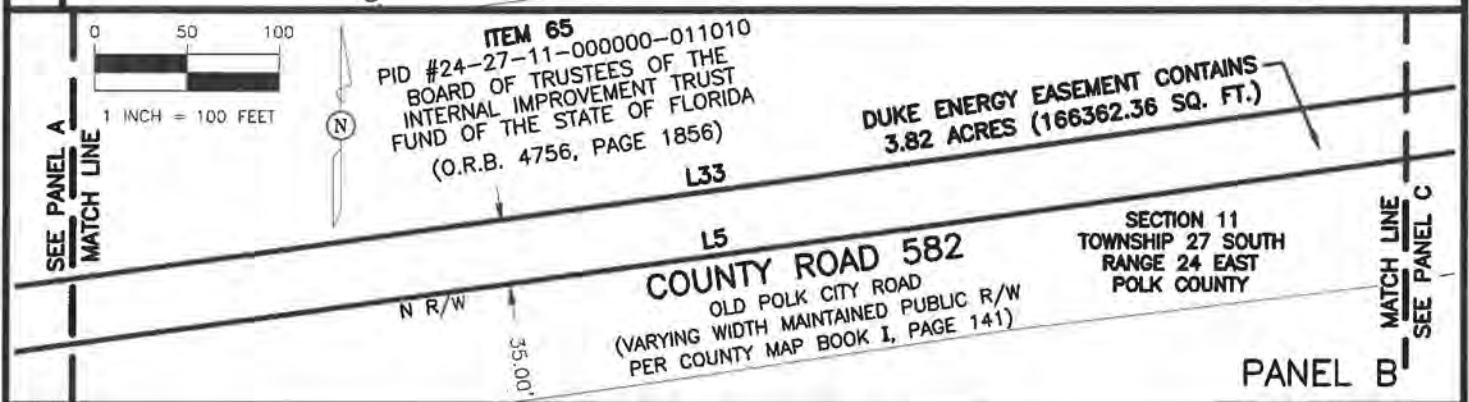
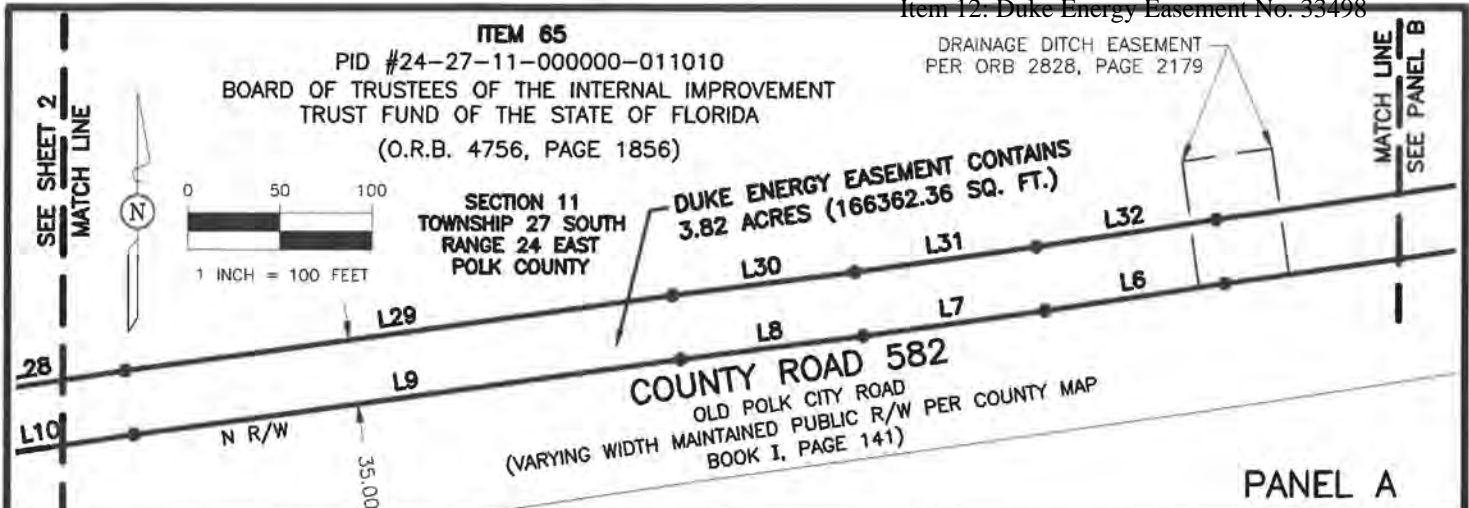


EXHIBIT "A" DATE 9/14/22 THIS IS NOT A SURVEY ITEM 65 UPLAND

McKIM & CREED
ENGINEERS & SURVEYORS
3903 NORTHDALE BOULEVARD, SUITE 115E
TAMPA, FL 33624
TELEPHONE NO. (813)549-3740

REVISIONS	1	8/8/22	JJB
	2	-	-

VENDOR PROJECT No. 00159-0753
VENDOR DRAWING No. 65-UPLAND

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA

OSPREY TO KATHLEEN

DRAWN	CHECK	SCALE: 1"=100'
JJB	JJB	DATE: 7/29/22

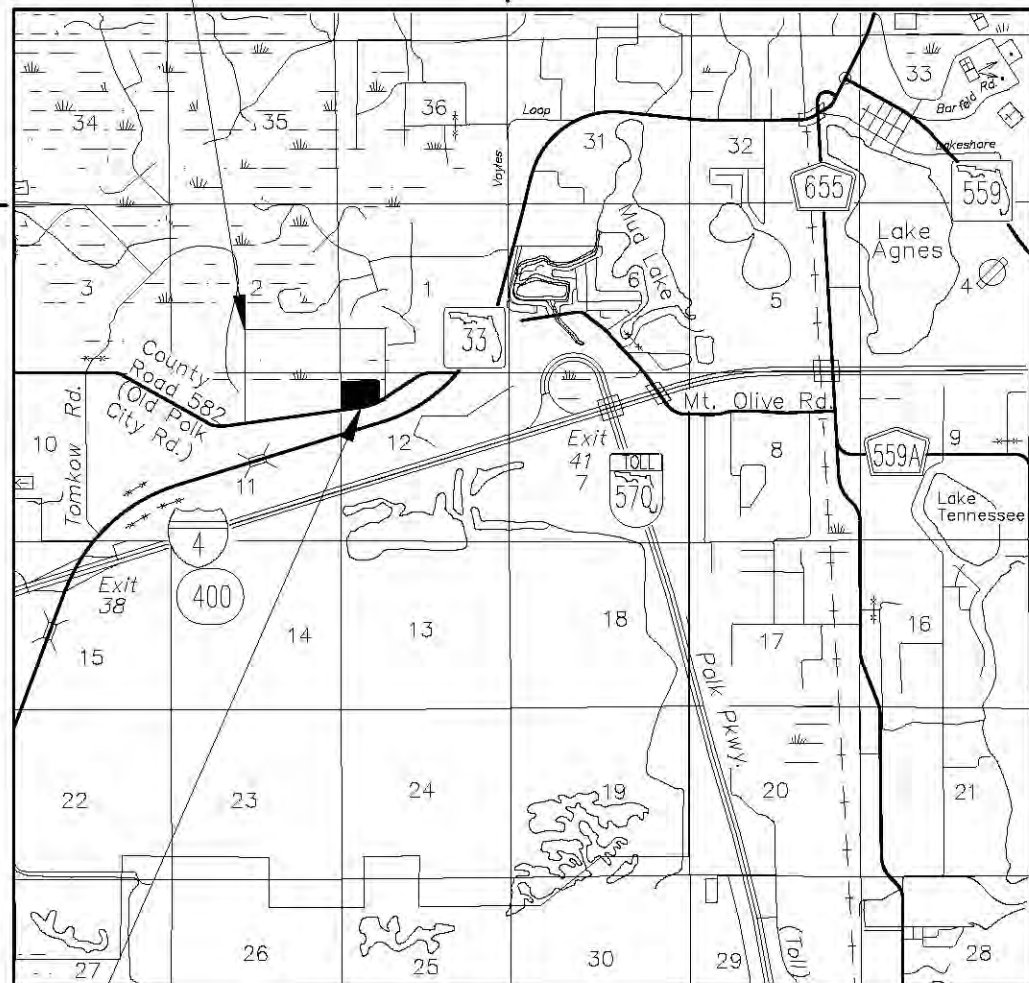
550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

SITE: -	LU: -	WO: 27030448
0065-UPLAND-SD02-OK-08082022.DWG		SHEET 4 OF 4

HILOCHEE WILDLIFE
MANAGEMENT AREA

RANGE 24 EAST
RANGE 25 EAST

TOWNSHIP 26 SOUTH
TOWNSHIP 27 SOUTH



EASEMENT
LOCATION

VICINITY MAP

BSM Approved Date:
by Gary Tew 2022.08.31
16:55:30 -04'00'

EXHIBIT "A"

THIS IS NOT A SURVEY

ITEM 65.1TCE UPLAND



3903 NORTHDALÉ BOULEVARD, SUITE 115E
TAMPA, FL 33624
TELEPHONE NO. (813)549-3740

CERTIFIED TO: DUKE ENERGY FLORIDA, LLO

DESCRIPTION SKETCH
BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA
OSPREY TO KATHLEEN



DUKE ENERGY®

550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

REVISIONS	1	8/8/22	JJB
	2	-	-

VENDOR PROJECT No. 00159-0753
April 2023 ARC Meeting
VENDOR DRAWING No. 65.1TCE-UPLAND

DRAWN	CHECK	SCALE: N/A'
JJB	JJB	DATE: 7/29/22

SITE: -	LU: -	WO: 27030448
0065.1TCE-UPLAND-SD02-OK-08082022.DWG		SHEET 1 OF 3

Legal Description:

Parcel #24 27 12 000000 033010

A portion of lands described in Official Records Book 4756, Page 1856, public records of Polk County, Florida, lying in Section 12, Township 27 South, Range 24 East, being more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest 1/4 of said Section 12; THENCE run Northerly along the West line of the Northwest 1/4 of said Section 12, N00°20'10"W for 1497.96' to a point on the North Right-of-Way of County Road 582, a varying width public Right-of-Way per County Map Book I, Page 141, said point being 1140.67' at a bearing of S00°20'10"E from the Northwest corner of the Northwest 1/4 of said Section 12, said Northwest corner being a 4"x4" concrete monument with a 5/8" iron rod and no identification, said Northwest corner being 41.11' at a bearing of N89°51'24"W from a 4"x4" concrete monument with a 5/8" iron and cap, said cap being illegible, said point also being the POINT OF BEGINNING; THENCE departing said North Right-of-Way, continue Northerly along the West line of the Northwest 1/4 of said Section 12, N00°20'10"W for 11.25' to a point; THENCE departing the West line of the Northwest 1/4 of said Section 12, run N84°46'11"E for 248.57' to said North Right-of-Way; THENCE run Southwesterly along said North Right-of-Way the following two (2) courses: (1) S82°42'03"W for 30.73', (2) S82°07'40"W for 219.05' to the POINT OF BEGINNING.

Contains 0.03 acres (1359.13 Square Feet)

Surveyor's Notes:

- North and the bearings shown hereon are referenced to the West line of the Northwest 1/4 of Section 12, Township 27 South, Range 24 East as being N00°20'10"W.
- All measurements shown hereon are in U.S. Survey Feet.
- An abstract of title was not performed by or furnished to McKim & Creed, Inc. Any easements or encumbrances that may appear as a result of said abstract are not warranted by this sketch.
- Legal description was prepared by McKim & Creed, Inc. per client request and is based on deeds of record and a field survey to locate the controlling corners needed to establish the parcels, right-of-way and easement shown in the legal description and sketch hereon.
- This sketch meets the applicable "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in rule 5J17.050-.052, Florida Administrative Code. Not valid without the original signature and the raised seal or the electronic signature and computer generated seal of a Florida Licensed Surveyor and Mapper.

**John J
Beland**

Digitally signed by John J Beland
DN: c=US, o=MCKIM AND CREED,
ou=A01410D00000174274DE056
000038F5, cn=John J Beland
Date: 2022.08.30 16:49:21 -04'00'

8/8/2022

DATE

BSM Approved Date:
by Gary Tew 2022.08.31
16:56:16 -04'00'

John J. Beland, P.S.M.
McKim & Creed, Inc.

FLORIDA REGISTRATION No. 7004
FLORIDA REGISTRATION No. LB 7917

EXHIBIT "A"

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ITEM 65.1TCE UPLAND



3903 NORTHDALÉ BOULEVARD, SUITE 115E
TAMPA, FL 33624
TELEPHONE NO. (813)549-3740

CERTIFIED TO: DUKE ENERGY FLORIDA, LLO

DESCRIPTION SKETCH

BOARD OF TRUSTEES OF THE
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CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

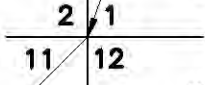
REVISIONS	1	8/8/22	JJB
	2	-	-

VENDOR PROJECT No. 00159-0753
VENDOR DRAWING No. 65.1TCE-UPLAND

DRAWN JJB CHECK JJB SCALE: N/A
DATE: 7/29/22

SITE: - LU: - WO: 27030448
0065.1TCE-UPLAND-SD02-OK-08082022.DWG SHEET 2 OF 3

NW CORNER OF THE NW 1/4 OF SECTION 12, 4"x4" CONCRETE MONUMENT WITH 5/8" IRON ROD NO ID (BEING 41.11' AT A BEARING OF N89°51'24"W FROM A 4"x4" CONCRETE MONUMENT WITH A 5/8" IRON ROD & CAP, ILLEGIBLE)



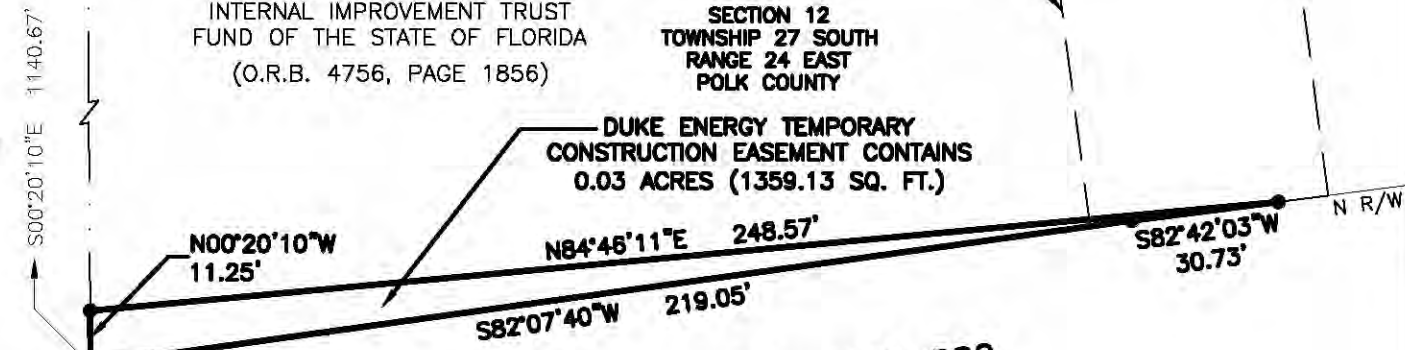
ITEM 65
 PID #24-27-12-000000-033010
 BOARD OF TRUSTEES OF THE
 INTERNAL IMPROVEMENT TRUST
 FUND OF THE STATE OF FLORIDA
 (O.R.B. 4756, PAGE 1856)

DRAINAGE DITCH EASEMENT
 PER ORB 2828, PAGE 2179

SECTION 12
TOWNSHIP 27 SOUTH
RANGE 24 EAST
POLK COUNTY

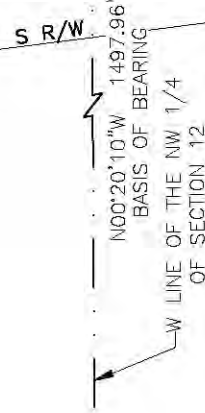
**DUKE ENERGY TEMPORARY
 CONSTRUCTION EASEMENT CONTAINS
 0.03 ACRES (1359.13 SQ. FT.)**

ITEM 65



POINT OF BEGINNING

COUNTY ROAD 582
 OLD POLK CITY ROAD
 (VARYING WIDTH MAINTAINED PUBLIC R/W
 PER COUNTY MAP BOOK I, PAGE 141)



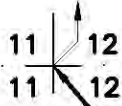
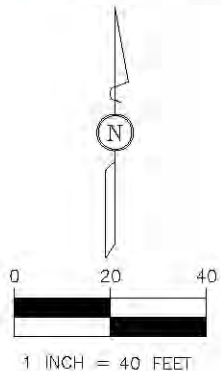
SECTION 12
TOWNSHIP 27 SOUTH
RANGE 24 EAST
POLK COUNTY

BSM
Approved by Gary Tew
Date: 2022.08.31 16:57:09 -04'00'

ITEM 65
 PID #24-27-11-000000-011010
 BOARD OF TRUSTEES OF THE
 INTERNAL IMPROVEMENT TRUST FUND
 OF THE STATE OF FLORIDA
 (O.R.B. 4756, PAGE 1856)

LEGEND:

- O.R.B. OFFICIAL RECORDS BOOK
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- LB LICENSED BUSINESS
- R/W RIGHT-OF-WAY
- P.B. PLAT BOOK
- SQ. FT. SQUARE FEET



POINT OF COMMENCEMENT
 SW CORNER OF THE NW 1/4
 OF SECTION 12

EXHIBIT "A"

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ITEM 65.1TCE UPLAND



3903 NORTHDALÉ BOULEVARD, SUITE 115E
 TAMPA, FL 33624
 TELEPHONE NO. (813)549-3740

REVISIONS	1	8/8/22	JJB
	2	-	-

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DESCRIPTION SKETCH
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 OSPREY TO KATHLEEN



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550 S. TRYON STREET
 CHARLOTTE, N.C. 28202
 TELEPHONE NO. (704)382-2361

VENDOR PROJECT No. 00159-0753
 April 2023 ARC Meeting
 VENDOR DRAWING No. 65.1TCE-UPLAND

DRAWN JJB CHECK JJB SCALE: 1"=40' DATE: 7/29/22

SITE: - LU: - WO: 27030448
 0065.1TCE-UPLAND-SD02-OK-08082022.DWG SHEET 3 OF 3

March 2, 2023



Florida Fish and Wildlife Conservation Commission

Commissioners

Rodney Barreto
Chairman
Coral Gables

Steven Hudson
Vice Chairman
Fort Lauderdale

Gary Lester
Oxford

Albert Maury
Coral Gables

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Jupiter

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Office of the
Executive Director

Thomas H. Eason, Ph.D.
Acting Executive Director

Jessica Crawford
Chief of Staff

Division of Habitat and
Species Conservation
Melissa Tucker
Director

850-488-3831

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Tallahassee, Florida
32399-1600
Voice: 850-488-4676

Hearing/speech-impaired:
800-955-8771 (T)
800 955-8770 (V)

MyFWC.com

Brad Richardson
Florida Department of Environmental Protection
3900 Commonwealth Boulevard
Tallahassee, Florida 32303

Re: Duke Energy Florida Proposed Transmission Line

Dear Mr. Richardson,

The Florida Fish and Wildlife Conservation Commission has been advised the DEF requests the consent for a proposed transmission line on a portion of the Hilochee Wildlife Management Area and Tenoroc Public Use Area, as part of an energy reliance project to support the growth and energy demands within Polk County. The FWC manages the area under Leases 4066 and 3570 from the Board of Trustees of the Internal Improvement Trust Fund.

The FWC is constitutionally mandated as the managing agency for the HWMA and TPUA to protect the concerned state-owned conservation land. Legislation mandates that state-owned **conservation land is to be held in perpetuity. Additionally, the State's Linear Facilities Policy** requires an applicant to seek alternative routes where possible, to minimize the effects on state-owned conservation land. Further, legislation states that state agencies are to work with linear facility providers where linear facilities are in the public interest. Under these guidelines and through analysis of the potential impacts to the conservation land, FWC ensures its primary **mission of conserving the State's natural resources, while balancing the indicated need for alternative uses of state-owned conservation lands is maintained.** Preserving the resources, ensuring public use and public access for each wildlife conservation area affected by such applications, **are paramount to FWC's mission and management.**

DEF has reduced the amount of preemption and use on the HWMA to the greatest extent possible. The overall chosen route is limited to this general location due to limitations for crossing the I-4 corridor. The chosen route is collocated to the greatest extent feasible, with existing roadways and infrastructure, where collocation is safe and compatible. The corridor is unable to be routed along Epicenter Boulevard due to proximity to an existing cell tower and required setbacks from the tower. The transmission line cannot be constructed on the south side of the road due to existing infrastructure.

The portion of the proposed transmission line that intersects the TPUA is the only practicable alignment when taken into consideration with the overall chosen route. Due to the increased rate of planning and development in Polk County, it was determined that a reroute would be required to avoid infrastructure conflicts with upcoming development. The transmission line was unable to be located along I-4 based on the safety conflict that the existing Orlando Utilities Commission transmission line creates.

DEF states, "This necessary rebuild project will improve the electric service reliability to nearby residents and businesses, as well as state and county municipalities, in addition to providing a vital enhancement to DEF's power grid to meet current design and reliability standards. This

project will result in an overall net benefit to public health, safety, and welfare of the nearby community. The proposed easement will not prevent the use of state lands for the purposes which the lands were acquired and will not diminish the ecological or recreational value of HWMA or TPUA.”

Accepting DEF’s position that there are no other viable alternatives, FWC does not object to the DEF application for the 31.29 +/- acre transmission line easement on BOT-owned lands. However, FWC outlines the following:

1. DEF indicates it will access the proposed easement by way of current FWC-managed roads. **DEF’s access to their easement will need to be addressed to ensure DEF has non-exclusive legal access.** Whether those roads are within the easement or used to provide legal access to DEF, **those roads would still need to be available in FWC’s various land management activities.** DEF shall be responsible for any gates or fencing that become necessary per FWC. Furthermore, FWC shall create fire lanes/breaks, where needed, within the easement for prescribed fire protection within HWMA or TPUA.
2. DEF would need to agree to work with FWC in the management and control of vegetation along and within the easement. This shall include, but not be limited to, prescribed burns, mechanical and herbicide treatments, and plantings. Furthermore, DEF shall be required to **restore the easement to its natural state to FWC’s satisfaction should DEF ever no longer need the easement.**
3. DEF and FWC shall agree to terms and conditions concerning DEF’s expected request concerning trimming/removal of tree/vegetation outside the easement area prior to the commencement of referenced activities. Additional mitigation compensation may be owed to the FWC as part of this secondary right.
4. DEF shall pay the **fair market value for the easement in accordance with the State’s Linear Facilities Policy.**
5. **In accordance with the State’s Linear Facilities Policy, FWC shall require** substantial replacement lands to be acquired as the net positive benefit, subject to the Division of State Lands’ and BOT concurrence.
6. FWC reserves the right to analyze any proposed replacement land for its suitability and acceptance per the Linear Facilities Policy.
7. DEF shall pay all costs required to complete the acquisition of replacement land.
8. DSL and FWC will review and approve all due diligence documents associated with any land transaction pursuant to state standards.
9. DEF shall convey replacement land proposed for net positive benefit to the BOT free and clear of any encumbrance.

If there are any questions regarding this matter, please direct them to Ms. Larame Ferry at Larame.Ferry@MyFWC.com or (850) 487-9185.

Sincerely,

James C Conner III Digitally signed by James C Conner III
Date: 2023.03.02 13:00:34 -05'00'

James C. Conner, III, Leader
Wildlife and Habitat Management Section
Florida Fish and Wildlife Conservation Commission



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

Department of Environmental Protection
Bureau of Public Lands Administration
3800 Commonwealth Blvd.
Tallahassee, FL 32399

February 21, 2023

Re: DHR Project File No.: 2023-0451
Project: Easement 33498 - Duke Energy at Hilochee WMA and Teneroc

To Whom It May Concern:

Our office reviewed the referenced projects in accordance with Chapter 267, Florida Statutes, and implementing state regulations, for possible effects on historic properties listed, or eligible for listing, in the National Register of Historic Places, or otherwise of historical, architectural or archaeological value.

Based on the information provided, it is the opinion of this agency that ground-disturbing activities involving trenching for the above project should be monitored by someone who has completed our Archaeological Resource Management (ARM) training program. Once the project is complete, the monitor should submit the appropriate monitoring forms to this agency. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872, *Florida Statutes*.

If you have any questions, please contact Jennifer Tobias, Historic Sites Specialist, by email at Jennifer.Tobias@dos.myflorida.com.

Sincerely,

Handwritten signature in blue ink that reads "Kelly L. Chase" with "For" written below it.

Alissa S. Lotane
Director, Division of Historical Resources and State Historic Preservation Officer

ARC Questionnaire

Duke Energy easement – Hilochee / Tenoroc

1. Description of when and under what program or fund the parcel under consideration was acquired (EEL, LATF, CARL, P-2000, Florida Forever, etc.) or donated.

Hilochee - On July 24th, 2001, the Ritter Tract was sold by William and Lovie Ritter to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (BOT). The 234-acre property was purchased under the Green Swamp CARL project. The Hilochee Wildlife Management Area (HWMA) was established 1995 under a lease with the Florida Fish and Wildlife Conservation Commission (FWC). The Ritter parcel was added to the FWC lease in January 2003.

Tenoroc - On September 15th, 1982, the parent property (Tenoroc Phosphate Mine) was donated by Borden Inc., to the BOT. Subsequently, the State of Florida leased the parcel to the FWC and the Florida Forest Service (FFS) (originally called the Tenoroc Recreation Area then Tenoroc Fish Management Area) for the Tenoroc Public Use Area (TPUA).

2. Description of the purpose for the parcel’s acquisition (P-2000 or Florida Forever goals and criteria or similar purpose descriptions) or donation and any restrictions or conditions of use that apply to the parcel, if any.

Hilochee - The HWMA is managed by the FWC for the conservation of imperiled and common wildlife, and for fish- and wildlife-based public outdoor recreation. The HWMA is managed to conserve and restore natural wildlife habitat, while providing high-quality opportunities for hunting, fishing, wildlife viewing, and other fish and wildlife-based public outdoor recreation opportunities including horseback-riding, paddling, bicycling, and hiking. The Ritter Tract does not currently have parking areas to provide easy public access.

Tenoroc - The initial property acquisition of the Tenoroc Phosphate Mine from Borden, Inc. to the BOT was for conservation and recreational purposes. In 1984, the BOT leased the parcel to the FWC and the FFS for creation of the TPUA. The purpose of the TPUA is to enhance fish and wildlife habitat while sustaining ecological processes that contribute to the conservation of biological diversity and the extant fish and wildlife populations of the area.

3. Description of the current level of public recreational use or public access of the parcel.

Hilochee - The HWMA does not currently have parking areas to provide easy public access. The habitats onsite are a mixture of flatwoods and forested and herbaceous wetlands. Access is possible by foot only and this limits public use.

Tenoroc - TPUA contains designated areas for fishing, hiking and horseback riding, and a shooting range. Access to all recreational activities provided by TPUA is from designated parking lots located outside of the proposed easement. Duke Energy Florida (DEF) is proposing a 100-foot-wide permanent transmission line easement. DEF is proposing a

construction access easement along Tenoroc Mine Road and an equestrian trail in order to avoid crossing deep wetland systems. The total proposed easements on TPUA are 31.27 acres comprised of transmission line easement (14.68 acre) and construction access easement (16.57 acres). The proposed easements will not impact the current management or recreational activities within Tenoroc.

4. Description of the natural resources, land cover, vegetation, habitat, or natural community, if any, that are currently present on the parcel.

Hilochee - The proposed easement occurs along the edge of the property and contains both upland, wetland, and surface water habitat. The uplands onsite are Shrub and Brushland (FLUCCS 320) comprised of saw palmetto (*Serenoa repens*), gallberry (*Ilex glabra*), and wax myrtle (*Morella cerifera*). There are roadside ditches (*Streams and Waterways FLUCCS 510*) along Old Polk City Road consisting of mowed bahiagrass (*Paspalum notatum*), Spanish needle (*Bidens alba*), torpedograss (*Panicum repens*), pennywort (*Hydrocotyle umbellata*), and coinwort (*Centella asiatica*). A single wetland (Forested Mixed Wetland FLUCCS 630) occurs in the proposed corridor. Vegetation within this system includes bald cypress (*Taxodium distichum*), sweetgum (*Liquidambar styraciflua*), laurel oak (*Quercus laurifolia*), loblolly bay (*Gordonia lasianthus*), American elm (*Ulmus americana*), common Persimmon (*Diospyros virginiana*), wax myrtle, Virginia chainfern (*Woodwardia virginica*), fireweed (*Erechtites hieraciifolius*), and lizard's tail (*Saururus cernuus*).

Tenoroc - Tenoroc was formerly mined property. The upland habitats within the proposed easement include reclaimed land (FLUCCS 165) dominated by bahiagrass (*Paspalum notatum*), natalgrass (*Melinis repens*), smut grass (*Sporobolus indicus*), and broomsedge (*Andropogon* sp.). The proposed easement also includes wetland and surface water areas consisting of reservoirs (FLUCCS 530) and vegetated non-forested wetlands (FLUCCS 640). Vegetation within the reservoirs includes red maple (*Acer rubrum*), laurel oak (*Quercus laurifolia*), sword fern (*Nephrolepis* sp.), and Virginia chainfern (*Woodwardia virginica*), torpedo grass (*Panicum repens*), cattails (*Typha* sp.), Peruvian primrosewillow (*Ludwigia peruviana*), and bulltongue arrowhead (*Sagittaria lancifolia*). Vegetation within the vegetated non-forested wetlands is dominated by maidencane (*Panicum hemitomon*), blue maidencane (*Amphicarpum muehlenbergianum*), Virginia chain fern, softrush (*Juncus effusus*), flatsedges (*Cyperus* spp.), and beaksedges (*Rhynchospora* spp.). Shrubby species present include buttonbush (*Cephalanthus occidentalis*), Carolina willow (*Salix caroliniana*) and Peruvian primrosewillow. The construction access easement along Tenoroc Mine Road is an existing paved and shell road (FLUCCS 814).

5. Description and list of the imperiled and other wildlife species, if any, that occur on or use the parcel.

Hilochee - One listed species, the gopher tortoise, was observed within the HWMA portion of the Osprey – Kathleen 230kV Transmission Line Project. One potentially occupied gopher tortoise burrow was observed within or adjacent to the project corridor. No bald eagle (*Haliaeetus leucocephalus*) nests occur within one mile of the project according to the FWC Eagle Nest Locator, which is current through the 2016-

2017 nesting season and the Audubon EagleWatch database which is current through the 2021-2022 nesting season. According to the 1999 FWC wading bird colony database no wading bird colonies are located within a mile of the project area (FWC/FNAI Map). The project is located within four wood stork (*Mycteria americana*) colony core foraging areas (CFA): Little Gator Creek, Lone Palm, Lake Somerset, and Mulberry Northeast. No listed plants were observed and none of the listed plants are likely to occur. Based on the project's available habitats and location, no other listed species (animals and plants) likely occur in the easement.

Hilochee - A relocation permit for the gopher tortoise found within the Osprey – Kathleen 230kV Transmission Line has already been obtained from the FWC (Permit Number: GTC-21-00072A). the tortoise will be relocated onsite and out of harm's way prior to construction.

Tenoroc - No listed species were observed within the Tenoroc portion of the Osprey – Kathleen 230kV Transmission Line Project. No potentially occupied gopher tortoise burrows were observed within or adjacent to the project corridor. Two bald eagle (*Haliaeetus leucocephalus*) nests (PO128 and PO204) occur within one mile of the project according to the FWC Eagle Nest Locator, which is current through the 2016-2017 nesting season. No bald eagle nests are within 660-feet of the project area. According to the 1999 FWC wading bird colony database one wading bird colony, 612149, is located within a mile of the project area (FWC/FNAI Map). The project is located within four wood stork (*Mycteria americana*) colony Core Foraging Areas (CFAs): Little Gator Creek, Lone Palm, Lake Somerset, and Mulberry Northeast. No listed plants were observed, and none are likely to occur.

6. Description and list of historical or archaeological resources, if any, that occur or have the potential of occurring on the site.

Hilochee - A cultural resource assessment survey was conducted for the project. No historical or archaeological resources occur with the proposed easement.

Tenoroc - A cultural resource assessment survey was conducted for the project. No historical or archaeological resources occur with the proposed easement. The proposed easement occurs within a formally mined property and therefore historical or archaeological resource impacts are unlikely.

7. Formal alternative siting analysis that includes a description and assessment of other potential alternative sites and why they are not feasible or practicable alternatives.

Hilochee - DEF has conducted a thorough alternatives analysis for the proposed Osprey – Kathleen 230kV Transmission Line. This effort included a Route Selection Study by Golder Associates Inc. (March 2020) to determine a preferred transmission line route. This stage of the alternatives analysis was based on a multi-variable geo-spatial model, aerial interpretation, stakeholder input, public input, and general field reconnaissance in areas with access. Four alternative routes were developed and assessed, and a preferred route was ultimately chosen.

The purpose of this alternatives analysis is to identify and assess the reasonable alternatives to the proposed actions that will avoid or minimize adverse effects of these actions on the environment. As a result of their analysis, DEF selected a Preferred Alternative, which represents the most viable alternative with respect to environmental, engineering, and socioeconomic factors. The alternatives were analyzed by a joint team of engineering, construction, environmental permitting, distribution, and maintenance experts. Ultimately this preferred alternative route was located to be as minimally intrusive as possible within the HWMA. The corridor runs along the southern property line to utilize existing roadside right-of-way to the greatest extent possible before continuing north. This north/south portion located within HWMA is to avoid taking single family residences located to the west. The preferred route has the least impact to residents, wetlands, wildlife, and historic resources.

Tenoroc - The purpose of the Osprey – Kathleen 230kV Transmission Line project is to improve reliability of the power grid in Polk County by constructing a new 230kV electrical transmission line that connects the Osprey Substation to the Kathleen Substation. This project is part of the DEF Polk County Reliability Enhancement project. In an ongoing effort to provide reliable power to nearby residents, construction of new utility infrastructure is necessary to meet demand. The overall transmission line project went through a rigorous siting effort that began with a Route Selection Study by Golder Associates Inc. (March 2020).

The proposed Osprey – Kathleen 230kV Transmission Line corridor route was chosen following a rigorous siting process. The portion of the proposed transmission line that intersects TPUA is the only practicable alignment when taken into consideration with the overall chosen route. The overall chosen route is limited to this general location due to limitations for crossing the I-4 corridor. For this reason, Route R-K002 was excluded. In addition to the constraint crossing I-4, R-K002 was eliminated based on the need to take a large number of residences along Saddle Creek Road. The transmission line cannot be constructed on the south side of Commonwealth Avenue due to existing infrastructure, thereby eliminating R-K004. The chosen route is collocated to the greatest extent practicable with existing roadways and infrastructure where collocation is safe and compatible. Due to the increased rate of planning and development in Polk County, R-K004 and R-K005 were eliminated to avoid infrastructure conflicts with upcoming development. The transmission line routes are unable to be located along I-4 based on the safety conflict that the existing Orlando Utilities Commission (OUC) transmission line creates. Access to the proposed line from I-4 is not feasible; therefore, a reroute was required to avoid these safety concerns and construction constraints. DEF conducted a subsequent Alternatives Analysis for the Williams Reroute which occurs between proposed Structures OK-59 and OK-94. Routes included in the reroute analysis included R-K001 and R-K002 along with three Williams reroutes (R-W1, R-W2, & R-W3).

These three Williams reroutes were discussed with FWC staff during several meetings in 2021 and 2022. Route R-W1 was eliminated based on FWC concerns regarding the high-use recreational trail that occurs within this alignment. Routes R-W2 and R-W3 cross through a non-reclaimed phosphate mining area and based on soil data and discussions with FWC staff, construction through this unstable soil was not feasible. The only feasible route for the proposed project is R-K001.

Overall, DEF has reduced the amount of preemption and use on TPUA to the greatest extent practicable. The Osprey – Kathleen 230kV Transmission Line will be constructed as part of an energy reliance project to support the growth and energy demands within Polk County. This necessary rebuild project will improve the electric service reliability to nearby residents and businesses, as well as state and county municipalities. In addition, this project will provide a vital enhancement to DEF's power grid to meet current design and reliability standards. This project will result in an overall net benefit to public health, safety, and welfare of the nearby community. The proposed easement will not prevent the use of state lands for the purposes which the lands were required and will not diminish the ecological or recreational value of Tenoroc.

8. Assessment of the impacts the proposed alternative use will have on the natural/historical/archaeological/recreational resources, if any, as well as on the current public use and purpose for the site or parcel.

Hilochee - The proposed easement will not impact the natural, historical, archaeological, or recreational resources because it will occur on the property edge. No impacts to current public use and purpose for the site or parcel are anticipated for this easement.

Tenoroc - The proposed easement will not impact the natural, historical, archaeological, or recreational resources because it will occur on the property edge. Additionally, based on the results of the CRAS, no historical or archaeological resources occur within the easement. No impacts to current public use and purpose for the site or parcel are anticipated for this easement. During construction, access will be temporarily restricted for safety concerns. Once construction is completed, access will not be restricted.

9. Assessment of the potential impacts on the larger area of conservation lands the parcel is located within (park, wildlife management area, forest trail, etc.) and on any surrounding conservation lands, if any.

Hilochee - The proposed easement will not impact any conservation lands in the area because it will be located on the edge of the property. The adjacent land use outside of the easement are not conservation properties. The proposed easement will not prevent the use of the state-owned uplands adjacent to the easement area for the purposes for which such lands were acquired and will not unreasonably diminish the ecological, conservation, or recreational values of the state-owned uplands adjacent to the easement area.

Tenoroc - The proposed easement will not impact any conservation lands in the area. The proposed easement and transmission line will include clearing of forested vegetation, installation of transmission structures, and installation of an aerial transmission line. The proposed easement will not prevent the use of the state-owned uplands adjacent to or within the easement area for the purposes for which such lands were acquired and will not unreasonably diminish the ecological, conservation, or recreational values of the state-owned uplands adjacent to the easement area.

10. Assessment of how the proposed package of consideration and net positive benefit for the requested alternative use of the parcel, such as the generally standard requirement for replacement land (depending on the parcel's size), will offset the impacts and benefit the larger area of conservation lands (park, forest, wildlife management area, trail system, etc.) the parcel is within and particularly how it will offset the impacts or benefit the natural/historical/archaeological resources, habitat and public recreational uses of the public conservation area the parcel is located within.

Hilochee - DEF is requesting approval for a transmission easement on the property. DEF has proposed the purchase and donation of compensating replacement lands at a ratio of 1.5 times the size of the easement area to the BOT in accordance with Section 253.02(2), Florida Statutes. If replacement lands are not available or are un-obtainable, the Applicant will pay to the applicable land manager, an amount equaling two times the appraised value of the easement area.

The Osprey – Kathleen 230kV Transmission Line will be constructed as part of an energy reliance project to support the growth and energy demands within Polk County. This necessary rebuild project will improve the electric service reliability to nearby residents, provide a vital enhancement to DEF's power grid, and be constructed to meet current design and reliability standards. This project will result in an overall net benefit to public health, safety, and welfare of the nearby residents.

Tenoroc - DEF is requesting a transmission easement within the TPUA. DEF has proposed to purchase and donate compensating replacement lands at a ratio of 1.5 times the size of the easement area to the BOT in accordance with Section 253.02(2), Florida Statutes. If replacement lands are not available or are un-obtainable, the Applicant will pay to the applicable land manager, an amount equaling two times the appraised value of the easement area.

The Osprey – Kathleen 230kV Transmission Line will be constructed as part of an energy reliance project to support the growth and energy demands within Polk County. This necessary rebuild project will improve the electric service reliability to nearby residents, provide a vital enhancement to DEF's power grid, and be constructed to meet current design and reliability standards. This project will result in an overall net benefit to public health, safety, and welfare of the nearby residents.